
POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

DATE: 28 November 2018

TOPIC NAME: Rural

SCOPE DESCRIPTION: Rural Business, Character, and Amenity

TOPIC LEAD: Robert Love

PREPARED BY: Robert Love

EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for Further Engagement:</i>	The overall approach of this preferred option is to refine the current district plan provisions to better reflect the expectations of the Regional Policy Statement and more strongly support protection of rural character and productivity as the priority for rural areas.
<i>Summary of Feedback Received:</i>	The feedback received was generally supportive of the preferred option, with a common theme being that the Rural Zone should be protected for primary production and those rural service businesses that have a need to be there.
<i>Recommended Option Post Engagement:</i>	The Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase'
<i>DPC Decision:</i>	<p><i>"That the Committee notes the report."</i></p> <p><i>"That the Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase.'</i></p> <p><i>"That the Committee notes the updated summary plan."</i></p>



1.0 Introduction

1.1 Overview of Preferred Option Endorsed by DPC

The preferred option includes:

- Refinement of the existing rural objectives and policies to:
 - o provide greater strength and clarity around the intent for the Rural Zone,
 - o be explicit and clearly state what non-rural activities are acceptable in rural areas,
 - o be directed towards constraining business activity and provide clarity around the balance between the need for some activities and the effects of the activities on rural land use.
- Rural Selling Places:
 - o new provisions for small scale activities (road side stalls that retail products from a farm),
 - o restricted to appropriate areas (Inner and Outer Plains).
- Rural Business Activity:
 - o redefine as “rural business” rather than “rural industrial”,
 - o continue the current provision for small scale activities in appropriate zones (e.g. up to 200m²),
 - o apply a stepped approach to activity status for larger scale activities (e.g. 200-500m² as restricted discretionary and discretionary beyond this),
 - o take a strict approach to businesses in more vulnerable areas (Port Hills and High Country).
- Business activity:
 - o continue the strict restriction on all other business activities that are not related to rural activity.

2.0 Summary of Feedback Received

2.1 Landowner/ Public Feedback

These parties had the following comments (multiple responses on the same point have not be repeated):

- Would prefer to keep any permitted area limit at 100 m², rather than increase it to 200 m².
- Would like to see an increase to the permitted employee limit of 2 FTE, while others would like to see a small increase in FTEs depending on the size of the business;
- Against allowing construction, industrial, and trucking companies to set up in the Inner Plains Area.
- Large support for bigger area sizes for rural businesses that have a need to be there.
- A few responses were received both wanting and not wanting any small business to set up within the Rural Zone.
- Matters of control and discretionary should cover:
 - o Noise;
 - o Lighting and glare;
 - o Traffic movements
 - o Structure size;
 - o Visual effect from the road and neighbouring properties;

- The effect on scenic landscapes;
 - Discharge to air;
 - Benefit to the community;
 - Hours of operation.
- The public considered the following activities as 'rural based industrial activities':
 - Tractor repairs;
 - Panel beating;
 - Irrigation supplies and repairs;
 - Electrical supplies and repairs;
 - Stock feed suppliers;
 - Seed hardware;
 - Barn based poultry, pig, and dairy farms;
 - Processing and packaging of animal produce;
 - Quarrying;
 - Bulk storage and distribution.
- The public considered the following activities as 'rural service business activities':
 - Transport companies;
 - Rural contracting such as harvesting and spraying;
 - Plumbers.
- The public considered the following non-rural businesses should be able to located within the Rural Zone:
 - Fire Service;
 - St Johns Ambulance;
 - Hospitals;
 - Retirement homes;
 - Schools;
 - Child care;
 - Kindergarten;
 - Shops;
 - Restaurants and takeaways.
- There was consensus that no leniency should be granted for any type of business locating within the Outer Plain Area.
- Overall there was a common theme that business that do not have a genuine need and association with the Rural Zone and rural production should locate within business/industrial areas. If a non-rural business does seek to establish within the Rural Zone, then consent should be required, with clear direction provided through the objectives and policies as to the expected outcomes for the Rural Zone.
- There was support for requiring all large businesses to locate within industrial zones, such as large scale dairy processing, quarries, rural industrial activities, and large offices for rural business.

2.2 Partner/Stakeholder Feedback

Canterbury Regional Council

This Partner had no further comment above what has already been submitted through the development of the baseline and preferred options reports, other than they support the restriction of business activities to those that have a genuine need to be located in the Rural Zone, and the protection of rural character and primary production as the priority for rural areas.

Mahaanui Kurataiao Limited

No response was received from this Partner.

Horticulture New Zealand

This Stakeholder had the following comments:

- Introduce a term such as ‘rural services’ and list the types of activities anticipated within the district plan;
- This party considered ‘rural services’ to mean an activity undertaken within a rural area where the activity is directly related to rural production activities and could potentially include:
 - o Facilities for processing, packing, and storing primary products;
 - o Activities which service rural production;
 - o Rural contractor depots;
 - o Post-harvest facilities;
 - o Research facilities.
- Overall this party supports the preferred option, this being, to provide a clear policy framework with a focus on ensuring the rural area is retained for primary production activities, and protected from adverse effects resulting from other activities locating in the rural area particularly from reverse sensitivity effects.
- Supports the issue raised in the preferred options report that to effectively carry out any restriction on businesses within the Rural Zone, adequate business/industrial land needs to be provided.

3.0 Analysis of Feedback Received

Overall the theme gained from the majority of the feedback received was consistent with the approach of the preferred option reports, this being the protection of the Rural Zone for primary production, with allowances made for rural service business activities which have a need to locate within this Zone. Specific feedback received on the detail of provisions will be taken into account as part of the next phase of the District Plan Review.

4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option previously endorsed by DPC progresses to the ‘Drafting and Section 32 Evaluation Phase’