

RURAL Significant Issues

Issue	Hauraki Gulf Islands Plan	Franklin	Manakau	North Shore	Rodney	Papakura	Waitakere	Auckland Draft Proposed Regional Policy Statement
Rural Amenity	10a.20.2.3 How to protect the natural character and landscape values of the land unit, including the features and patterns established by the small scale rural activities 10a.19.2.3 How to protect the general amenity of the land unit, particularly in the 'other areas'.	16.3 Rural sprawl is significantly altering, and in some cases damaging, the landscape and amenity values of rural Franklin. Rural landscapes are being visually altered by structures such as dwellings, and associated buildings in close proximity - sometimes resulting in an urban type environment. There has been a loss in the spatial definition of urban areas. For example the southern boundary of the metropolitan limits of Auckland has been compromised by small lot subdivision around the Hingaia Peninsula and Drury. Mineral extraction activities can significantly alter land forms and hence modify rural landscapes. Adverse effects: • loss of rural character; • effects on valued natural landscape features.	2.2.3Resource Management Issues: LAND d) The rural landscape has unique and diverse qualities worthy of protection 12.2.2Activities occurring in the rural area, or which seek to locate in the rural area can have an adverse effect on the rural character, landscape qualities and amenity values of the rural area.		7.2.2 Rural amenity values can be adversely affected by subdivision and land use activities.	3.2.2. How to maintain an appropriate level of rural amenity. 2.2.1. How to ensure that activities within the Countryside Living Zone are undertaken in a way which avoids, remedies, or mitigates adverse effects on the amenity values of the zone. 7.2.2. How to provide for an appropriate mix of activities in the Rural Plains Zone that do not compromise its rural character.	5.10 EFFECTS ON AMENITY VALUES: HEALTH AND SAFETY	
Rural Character	3.3.3.10 How to recognise and maintain the distinct character of western Waiheke, which includes villages with a residential and commercial character, which are interspersed with land of a rural and rural-residential character and amenity. 3.2.3 How to recognise and foster the character and identity of the island community. 3.3.3.6 How to recognise the character and identity of the community. 3.4.2.5 How to recognise the particular character and identity of the communities living on the other islands.		12.2.2Activities occurring in the rural area, or which seek to locate in the rural area can have an adverse effect on the rural character, landscape qualities and amenity values of the rural area	18.2.1.6 The Okura catchment is required (by a decision of the Environment Court) to have a rural or non-urban character in order to mitigate adverse environmental effects.	7.2.1 Rural character can be adversely affected by subdivision and land use activities.	3.2.1. How to recognise and provide for the rural character of the district. 7.2.1. How to maintain the rural character of the Rural Plains Zone	5.11 EFFECTS ON AMENITY VALUES - LANDSCAPES, LOCAL AREAS AND NEIGHBOURHOOD CHARACTER	
Provide for Rural Use	3.2.3.7 By facilitating the use and development of land outside settlement areas for agriculture, horticulture and tourism activities. 3.4.2.4 How to provide for the variety of activities, including agriculture and horticulture, that occur on the other islands. 10a.19.2.4 How to provide for			18.2.1How to ensure that the landscapes of the rural area, particularly those of high natural value, are protected while still allowing rural activities to occur	7.2.3 Rural productivity can be adversely affected by activities.	3.2.3. How to ensure that primary sector activities and those existing activities that require a rural location are provided for in the rural areas.		

	small scale rural activities, such as pastoral farming and horticulture, to establish and operate within the land unit. 10a.20.2.1 How to provide for small scale rural activities to establish and operate within the land unit.							
Non Rural Activity in the Rural Zone	10a.19.2.6 How to control the size and nature of non-rural activities so that the rural character and visual amenity of the land unit is maintained.			18.2.6 How to ensure that the rural area maintains its natural character and amenity and does not become a 'de facto' residential zone.				
Fragmentation of Rural Land		16.1.1 Fragmentation of Land Holdings: Because land resources have in places been greatly fragmented through subdivision, activities that rely upon larger parcels of land may have difficulty in locating in certain parts of the District.....			7.2.6 The versatility of rural land can be lost through inappropriate subdivision and land use.			
Latent Potential		16.1.1 Individual land holdings may comprise several titles that can be sold with the right to erect a dwelling. Also as a result of past rural subdivision policies the District has a significant 'underlying' subdivision pattern. Many of the lots for which subdivision approval has already been given are still held in one larger (parent) property. If all of these lots obtain separate title and are sold off individually, it will have a significant impact on the availability of usable land resources in parts of the District.						
Protect Rural Land	3.3.3.8 How to ensure that there is sufficient land available for residential use without adversely impacting the rural economy and environment.			18.2.4 How to ensure that productive land is retained for agricultural use and managed effectively 18.2.6 How to ensure that the rural area maintains its natural character and amenity and does not become a 'de facto' residential zone.	7.2.3 Rural productivity can be adversely affected by activities.			2.5 The rural environment is a major part of the Auckland region. It is important for its primary production, for its natural and physical resource base, its significant indigenous biodiversity and natural landscapes, its cultural value to Tangata Whenua, its amenity values, and rural character. The rural environment needs to

								be managed to make sure these values are protected. The subdivision, use, and development of rural land is greatly influenced by its proximity to, and economic, social, and cultural links with New Zealand's largest metropolitan area. The interrelationship between urban and rural Auckland needs to be recognised and managed, to provide for existing and future generations. This raises particular issues for Tangata Whenua of the region regarding the use and development of Māori land (see chapter 4) which is often in rural areas.
Heritage	<p>3.2.1 How to identify and protect the historic heritage of the island.</p> <p>3.3.3.1 How to protect the historic heritage, landscape character, and natural features, ecosystems and visual amenity of the island.</p> <p>3.4.2.3 How to protect the historic heritage of the other islands.</p>							
Recreation/ Conservation	<p>3.2.2 How to provide for conservation and recreation activities on land owned by the Department of Conservation and other agencies</p> <p>3.3.3.4 How to provide for recreation and conservation activities on land in public ownership or owned by other agencies such as the Royal Forest and Bird Protection Society.</p> <p>3.4.2.1 How to provide for conservation and recreation purposes on land owned by the Department of Conservation and other agencies.</p>			18.2.1.5 The provision of additional reserve land is required to mitigate the effects of rural development on Long Bay Regional Park and to provide public access along the coast (the Crimson walkway).		8.2.1. The need to provide adequate space for active and passive recreation and community uses within reasonable distance from the population. 8.2.2. The need to maximise the opportunities for recreation and community uses where this does not compromise the quality or amenity of either the reserve land or that of the adjoining activity areas. 8.2.3. The provision and protection of appropriate reserves, including scenic or		

						<p>historic reserves, as areas of passive amenity in the District.</p> <p>8.2.4. The need to provide for a wide range of recreational opportunities within each area of reserve land.</p> <p>8.2.5. The need to provide land for the establishment of facilities by public and community organisations and clubs and to provide sites for particular commercial facilities to serve the needs of residents in the area.</p>		
Population Growth	3.2.4 How to provide opportunities for population increase on the island							<p>2.1 The Auckland region has a growing population and associated demands for housing, employment opportunities, business land, amenity, infrastructure, and services. This growth needs to be provided for in a way that:</p> <ul style="list-style-type: none"> - enhances quality of life for the people and communities of the region; - makes more efficient and effective use of the existing urban area; - maintains the quality of the region's environment, including its rural and coastal areas.
Economic Growth	<p>3.2.5 How to assist economic growth on the island, including the tourism industry.</p> <p>3.3.3.2 How to assist economic growth and local employment, including investment, in the wine and tourism industries.</p>							
Infrastructure	3.2.6 How to encourage the further development of essential infrastructure on the island such as wharves, airports, telecommunications equipment,	16.2.2.2 VILLAGES – limited infrastructure in the villages limits the viability to absorb additional development particularly through additional		18.2.1.7 The provision of infrastructure to service rural subdivision and development, particularly access/roading to sites has				

	quarries and shared infrastructure such as water and wastewater systems and power generation. 3.3.3.7 How to provide for the energy and telecommunications network services and transport linkages on the island.	titles from the rural zone.		the potential for adverse environmental effects, which need to be avoided or mitigated				
Cultural	3.2.7 How to recognise the relationship between Ngati Rehua and their ancestral lands, water, sites, waahi tapu and other taonga. 3.3.3.9 How to recognise the relationship between Ngati Paoa and their ancestral lands, water, sites, waahi tapu and other taonga. 3.4.2.6 How to recognise the relationship Ngati Rehua and Ngati Paoa have with their ancestral lands, water, sites, waahi tapu and other taonga		12.2.6 Maori have a special relationship with their ancestral land and expressing that relationship can have adverse effects on the environment.	18.2.1.4 Rural subdivision and development of the Okura catchment, particularly along the coastline, has the potential to adversely affect archaeological sites.	7.2.10 Matters of significance to Tangata Whenua can be adversely affected by subdivision and land use.		5.8 EFFECTS ON THE SPIRITUAL DIMENSION (MAURI)	
Diversity	3.3.3.3 How to provide a range of living and working environments on the island. 3.4.2.4 How to provide for the variety of activities, including agriculture and horticulture, that occur on the other islands.			18.2.5 How to encourage good land management practices through different lifestyle opportunities		7.2.2. How to provide for an appropriate mix of activities in the Rural Plains Zone that do not compromise its rural character.		
How to distinguish between urban and rural town and country uses and areas	3.3.3.5 How to maintain the large scale, rural character of eastern end of the island and the 'village' style of development on the western end of the island. 3.3.3.10 How to recognise and maintain the distinct character of western Waiheke, which includes villages with a residential and commercial character, which are interspersed with land of a rural and rural-residential character and amenity. 10a.19.2.1 How to recognise the differences in scale between the 'Onetangi Road' area of the land unit and the 'other areas' of the land unit such as the Kennedy's Point, Palm Beach and Oneroa.			18.2.6 How to ensure that the rural area maintains its natural character and amenity and does not become a 'de facto' residential zone.				
Expansion of urban areas into rural areas	3.3.3.8 How to ensure that there is sufficient land available for residential use without adversely impacting the rural economy and environment.			18.2.6 How to ensure that the rural area maintains its natural character and amenity and does not become a 'de facto' residential zone.				

Landscape	<p>3.3.3.1 How to protect the historic heritage, landscape character, and natural features, ecosystems and visual amenity of the island.</p> <p>3.4.2.2 How to protect the natural character of the landscape character, ecosystems, visual amenity and natural features of the other islands.</p> <p>10a.19.2.2 How to protect the rural landscape and visual amenity of the land unit from the adverse effects of buildings and activities.</p> <p>10a.20.2.3 How to protect the natural character and landscape values of the land unit, including the features and patterns established by the small scale rural activities.</p>			<p>18.2.1 How to ensure that the landscapes of the rural area, particularly those of high natural value, are protected while still allowing rural activities to occur</p> <p>18.2.1.3 Rural subdivision and development within the coastal environment has the potential to adversely affect the natural landscape values of the Okura estuary</p>		<p>2.2.2. How to ensure that activities within the Countryside Living Zone are undertaken in a way which avoids adverse effects on the ecological and landscape features of the zone.</p>	<p>5.6 EFFECTS ON OUTSTANDING NATURAL FEATURES: LANDFORMS, GEOLOGICAL SITES AND SOILS</p> <p>5.9 EFFECTS ON OUTSTANDING LANDSCAPES</p>	
Natural Environment/Ecological	<p>3.3.3.1 How to protect the historic heritage, landscape character, and natural features, ecosystems and visual amenity of the island.</p> <p>3.4.2.2 How to protect the natural character of the landscape character, ecosystems, visual amenity and natural features of the other islands.</p>		<p>12.2.4 Natural heritage in the rural environment contributes to the character and identity of the area and this heritage can be destroyed or damaged by activities which occur in the rural area.</p>	<p>18.2.2 How to best protect areas of bush, trees and other habitats, and their ecological values</p> <p>18.2.1.2 Rural subdivision and development may adversely affect ecological values including intrinsic values of the Okura estuary and the existing areas of native terrestrial vegetation, and habitats. There is however opportunity through further subdivision and development to protect areas of native vegetation and wetland areas and for the maintenance and enhancement of ecological corridors throughout the area.</p>	<p>7.2.4 Subdivision, land use and development can have adverse effects, including cumulative effects, on native plant and animal biodiversity.</p> <p>7.2.5 Subdivision, land use and development can have adverse effects on riparian margins.</p>	<p>2.2.2. How to ensure that activities within the Countryside Living Zone are undertaken in a way which avoids adverse effects on the ecological and landscape features of the zone.</p> <p>2.2.3. Subdivision in the Countryside Living Zone provides opportunities to encourage the restoration of ecological habitats within the Hunua Ecological District</p> <p>7.2.3. How to maintain and enhance the ecological features of the Rural Plains Zone.</p>	<p>5.7 EFFECTS ON NATURAL CHARACTER OF THE COAST AND MARGINS OF LAKES, RIVERS AND WETLANDS</p>	
Rural Res	<p>10a.20.2.2 How to protect the amenity of the existing rural-residential activity located in the land unit.</p> <p>10a.20.2.4 How to provide for rural-residential development to occur on Thompsons Point.</p>							
Conflict / Reverse Sensitivity		<p>16.1.1 In the face of inappropriately located rural-residential development, with its potential conflicts, some farm and cropping land has become more attractive for the perceived</p>	<p>2.4.3.1 (f) Spray Drift Results in Nuisance Complaints and May Cause Health Problems</p>			<p>3.2.4. How to reduce and manage potential conflicts between land uses that require a rural location and rural residential 'lifestyle' development.</p>		

		<p>ability to obtain a subdivision.</p> <p>16.2 Franklin's productive base is diversifying with a range of activities becoming more established, such as commercial flower growing and poultry farming. These activities are not located in any specific area but are characterised by their dispersed nature. At the same time many lots created for productive purposes are meeting a demand for "rural residential" lots. Once again this is not occurring in any specific locality but is spread throughout the District. As such the potential for conflict has increased.</p>				<p>2.2.4. Parts of the Countryside Living Zone are in relatively close proximity to the two largest existing quarries of the District and the designated Ardmore Military Training Area.</p> <p>7.2.4. How to reduce and manage potential conflicts between land uses that require a rural location and rural residential „lifestyle“ development.</p> <p>7.2.5. Parts of the Rural Plains Zone are in relatively close proximity to the two largest quarries of the District.</p>		
Soil		<p>16.1.2 Some erosion is occurring as a result of poor cultivation and other management practices. Significant topsoil loss occurs particularly where intensive cropping is undertaken on sloping land. Soil runoff is silting up watercourses and affecting the plant and animal life in them. Adverse effects: Soil resources are adversely affected by:</p> <ul style="list-style-type: none"> • poor cultivation and other management practices resulting in the loss of soil structure; and • soil parasites, such as the potato nematode, rendering soils unsuitable for some crops; • excavation ('topsoil mining'); • recontouring; and • extensive building and hard stand coverage rendering them unavailable in the long term. <p>Some structures are however necessary for the efficient use of soil resources. Subdivision can make some land parcels too small or the wrong shape to allow the practical utilisation of soil resources.</p>	<p>2.5.3Resource Management Issues: SOILS</p> <p>(a) High Quality Soils have been lost to Urban Development</p> <p>(b) Uses Not Dependent on the Soil Resource are establishing in the Rural Area and may foreclose or compromise options for activities that are dependant on the Soil Resource</p> <p>(c) Parts of Manukau are susceptible to soil erosion</p> <p>(d) Soil Structure can be damaged by Repeated Cultivation and Stock Trampling</p> <p>(e) Loss of Soil Fertility, Chemical Contamination and Topsoil Removal Adversely Affect the Soil Resource</p> <p>12.2.3Activities in the rural area can cause a reduction in the productive potential of the land and soil resources from subdivision, soil coverage and soil modification.</p>	<p>18.2.4 How to ensure that productive land is retained for agricultural use and managed effectively</p>	<p>7.2.6 The versatility of rural land can be lost through inappropriate subdivision and land use.</p> <p>7.2.7 Degradation of soil resources can result from inappropriate land use.</p>		5.3 EFFECTS ON LAND (INCLUDING SOILS)	
Water		<p>16.1.3 For some stream catchments and aquifers in Franklin District, current water demand is equivalent to the quantities available. Adverse effects:</p> <ul style="list-style-type: none"> • Limitations on water availability; • Water pollution; 	<p>2.3.3.2(f) Rural Run-off Contributes to a Lowering of Water Quality</p> <p>12.2.5Activities in the rural area can have adverse effects on the water quality and natural character of rivers and streams.</p>	<p>18.2.1.1 Rural subdivision and development within the catchment has the potential to adversely affect water quality of the Okura estuary and marine reserve.</p>	<p>7.2.8 Water quality can be adversely affected by subdivision and land use.</p>		5.1 EFFECTS ON WATER: QUALITY AND QUANTITY	

		<ul style="list-style-type: none"> • Water runoff; • Reduction in groundwater recharge. 						
Minerals		<p>16.1.4 Adverse effects:</p> <ul style="list-style-type: none"> • Limitations on mineral extraction due to conflict with other activities; • Adverse effect of mineral exploration and extraction activities on other resources and natural ecosystems. 	<p>2.6.3 Resource Management Issues: MINERALS</p> <p>(a) Mineral Resources can be rendered inaccessible by Other Activities (b) Extraction of Mineral Resources can be in conflict with the protection of Natural and Cultural Heritage</p>		<p>7.2.9 Subdivision and land use can inhibit the operation of existing mineral extraction sites and the potential future utilisation of the mineral resource on the site.</p>	<p>2.2.4. Parts of the Countryside Living Zone are in relatively close proximity to the two largest existing quarries of the District and the designated Ardmore Military Training Area.</p> <p>7.2.5. Parts of the Rural Plains Zone are in relatively close proximity to the two largest quarries of the District.</p>		
Avoid Remedy and Mitigate				<p>18.2.3 How to manage the effects of development activities to avoid, remedy or mitigate adverse effects on the environment</p>				

RURAL Significant Issues - COMMENTS

	Hauraki Gulf Islands Plan	Franklin	Manakau	North Shore	Rodney	Papakura	Waitakere	
General Comments	<p>Due to the more effects base approach of the Hauraki Gulf Islands Plan it was harder to extract the rural issues as they were grouped into strategic management areas which included more high level aspirations.</p> <p>The Rural Landforms also dealt with rural residential development.</p> <p>This identified that the zone based approach to this task can be limiting as does not consider all the effects that can occur within the rural environment. These effects such as landscape, coastal, natural environment and heritage etc will have been picked up in other reports specific to those topics however.</p>	<p>Franklin's resource management issues were well identified and explained for the reader.</p> <p>They were very rural specific and addressed all the issues that are considered to be specific to rural land. The issues did differ to other plans in that they were very descriptive and almost read like explanatory statements. It was therefore hard to pull out the issue in to one topic. Instead some of them were broken down for this exercise in order to add them to this table based on topics.</p>	<p>The rural issues were easier to extract as there was a single sentence in bold (and numbered) which was the Resource Management Issue. Under this was the explanatory description of the issue and examples of why it is an issue for the rural environment. Rural issues were located in both the higher level chapter on the Cities Resources and in the Rural Chapter of the Manakau Plan.</p>	<p>North Shore Plan had the largest variety of rural issues of all the plans.</p>	<p>Rodney had a range of specific one sentence issues that covered the majority of issues at a higher level which are considered to be specific to the Rural Zone.</p>	<p>The Papakura District Plan has some higher level issues on Rural Amenity.</p> <p>It also has issues that are specific to each of the Rural Zones. Having issues at the specific zone level has resulted in some repetition. This can be seen in the table above.</p>	<p>The Waitakere Plan was harder to compare with the other activity/zone based plans.</p> <p>Its considered that the effects bases approach a valuable way to structure a plan due to having effects based legislation and since many of the environmental effects are the same regardless of zone.</p> <p>For this specific task however this way of organizing the Plan made it hard to extract the issues that related solely to the Rural Environment.</p> <p>It is noted that a down side to this approach is that some of the specific rural issues such as fragmentation of rural land the potential for conflict etc.. are not identified. It is considered that there is some merit in identifying the issues that are of particular importance to the Rural Environment.</p>	