

Craig Barr for QLDC – Summary of Evidence, 2 May 2016

Chapter 21 Rural Zone, Hearing Stream 2

1. The Rural Zone Chapter provides a balanced platform to manage the broad range of activities that are expected to occur, and seek to locate in the Rural Zone. These include:
 - (a) the effects of permitted activities;
 - (b) the effects of new activities on permitted or established activities;
 - (c) activities that could be contemplated, subject to their actual and potential effects on the environment, including rural living, a range of recreational and tourism opportunities, informal airports, and commercial activities including mining;
 - (d) the landscape assessment matters in conjunction with the Strategic Direction and Landscape chapters acknowledge that the District's landscapes have varying attributes and characteristics and the assessment matters are framed to be relevant and identify the qualities and sensitivity of all landscapes to positive and negative impacts of development; and
 - (e) that there is the desire for a wide range of activities, especially tourism based activities to locate within the Rural Zone and that it is important to ensure that these are done so on the basis the District's landscape and rural qualities are maintained.
2. The provisions introduce a new framework to manage anticipated development by permitting non-farming buildings within approved building platforms, and by permitting modest additions to existing buildings not located within building platforms. This management regime is significantly more efficient and permissive and certain than that of the ODP that requires a resource consent for all construction and ongoing alterations.
3. The trade-off of permitting these activities is that rules are necessary to enable the Council the ability to manage the effects of buildings where they are located adjacent to waterbodies, do not conform with an identified range of colours, or are over a certain size. These rules will be effective at managing the adverse effects of activities and are expected to generate a significantly lower amount of resource consents than the existing regime under the ODP.

-
4. A similar management regime is introduced for farm buildings of a modest size and height, subject to new standards controlling colour and established standards that control their density and location. The proposed management regime is efficient and will lower transaction costs for modest sized buildings without compromising the landscape.
 5. The recommended changes to the rules for informal airports that increase the frequency of flights and remove the set back from roads are considered to provide an appropriate response to the submitters who seek more enabling activities, balanced against those submitters that do not wish to see any permitted informal airport activities. The rule has been purposefully drafted so that the opportunities for informal airports on smaller rural properties are limited, because in these locations there is a high likelihood that surrounding property owners and tenants could be adversely affected.
 6. I have accepted modifications to broaden the activities within the Ski Area Sub Zones to include visitor accommodation, and I could also support the opportunity for worker accommodation providing the location and intensity can be managed.
 7. I consider that the rules for activities on the surface of water are appropriate and I remain of the view that the management of this resource is best located in the Rural Zone because the objective and policy framework is appropriate and zoning these areas Rural, means that there is a seamless integration with the margins of water because in almost all locations these are zoned Rural. Creating a different zone could present both duplication and complications in terms of where the 'water' zone would apply and ensuring the other provisions in the Rural Zone are included.
 8. I also consider that except where they are recommended to be modified, the policies and rules are appropriate and do not need to be relaxed. The surface of water is an important resource for its intrinsic values and both passive and more active recreational values. For these reasons, a relatively high level of intervention is necessary.
 9. The landscape assessment matters are a refinement of the ODP and inform the Landscape Chapter's objectives and policies by ascertaining what the important elements of the landscape are and the extent to which a proposed development could affect the landscape. The landscape assessment matters are suitably targeted at the potential sensitivity of the ONF/ONL and Rural Landscape classifications.