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## BRIEF OF SUPPLEMENTARY EVIDENCE OF ELIZABETH JANE WHITE

### URBAN FORM AND DEVELOPMENT CHAPTER

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#### **Qualifications and Experience**

- 1 My full name is Elizabeth (Liz) Jane White. I am an independent self-employed planning consultant, based in Christchurch. I hold a Master of Resource and Environmental Planning with First Class Honours from Massey University and a Bachelor of Arts with Honours from Canterbury University. I am a full member of the New Zealand Planning Institute.
- 2 I have over 15 years' planning experience working in both local government and the private sector. My experience includes both regional and district plan development, including the preparation of plan provisions and accompanying s32 evaluation reports, and preparing and presenting s42A reports. I also have experience undertaking policy analysis and preparing submissions for clients on various Resource Management Act 1991 (RMA) documents.
- 3 I did not prepare the Section 42A report for the Urban Form and Development (UFD) Chapter. As set out in the Council's memorandum,<sup>1</sup> as a result of the section 42A report author changing employment, I was engaged to participate in the facilitated discussions with submitters and prepare this supplementary evidence on the UFD provisions. Prior to this, I also provided peer review comments during the preparation of the UFD Chapter.

#### **Code of Conduct**

- 4 I have read and agree to comply with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2014. I have complied with the code in preparing my evidence. Other than where I state that I am relying on the advice of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

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<sup>1</sup> *Memorandum on Behalf of the Otago Regional Council*, dated 8 July 2022.

## Scope of Evidence

- 5 The scope of this evidence is limited to changes that I consider are appropriate to improve the UFD Chapter, as a result of my consideration of matters raised during prehearing discussions.
- 6 Where I have recommended additional amendments to provisions, my recommendations are shown in addition to the original section 42A recommendations. The key below sets out how these different recommendations are shown.

### Key to proposed amendments

Appearance	Explanation
Black text	Text as notified.
Black text with <u>underlining</u> or <del>strikethrough</del>	Amendments recommended in section 42A report.
Red text with <u>underlining</u> or <del>strikethrough</del>	Additional amendments recommended in supplementary evidence where there has been no previous amendment to the 'as notified' provision text.
Black text with <u>red</u>	Text that was recommended to be deleted in s42A report but now recommended to be retained ("un-deleted") by supplementary evidence.
Red <del>strikethrough</del> with <u>black underlining</u> .	Text that was recommended to be inserted in s42A report (black underline) but now recommended to be deleted by supplementary evidence (red strikethrough).

- 7 In the same way as the original section 42A report recommendations, the scope for all proposed amendments is included as a footnote in the amended provisions. Where the amendments were recommended in the section 42A report, the supporting explanation is in the section 42A report. Where the amendments are recommended through this supplementary evidence, the supporting explanation is contained in this supplementary evidence.

## Updates

### References to other parts of the pORPS

- 8 A number of the provisions in the UFD Chapter<sup>2</sup> refer to “*significant/important values and features identified by this RPS*”. Various submitters<sup>3</sup> raised concerns with these references and what they are intended to encompass.
- 9 The Section 42A officer noted that the intent behind these clauses was to ensure that while promoting an enabling approach to urban development in the UFD Chapter, these references were to make it clear that this was within the constraints identified in other chapters, with those other chapters also outlining how any trade-offs should be managed.<sup>4</sup> My understanding is therefore that in general, the UFD Chapter provisions were not intended to override or take priority over provisions in other chapters relating to specific features and values.
- 10 I have considered the wording of these provisions in the UFD Chapter, and note that the phrasing used across the provisions differs. For example, some refer to maintaining and/or enhancing the values/features;<sup>5</sup> some refer to recognising and providing for them;<sup>6</sup> others refer to avoiding impacts on them.<sup>7</sup> I am concerned that it is not clear through these references that they do not override the more directive provisions in other chapters. The wording also does not reflect that the direction in other chapters is different for different features and values.<sup>8</sup> I also understand that the drafting approach taken across the pORPS is for the provisions to be read as a whole, and to limit cross-referencing to where it is necessary to identify where a different approach has been taken. Further, IM-P1 already directs that all provisions within the RPS relevant to an issue or decision must be considered together. Given this, it is my view that it is appropriate to delete these references from the UFD Chapter. I therefore recommend deleting the following sub-clauses:

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<sup>2</sup> Including UFD-O1(2); UFD-O3(2); UFD-O4(1); UFD-P1(8); UFD-P3(6); UFD-P4(5); UFD-P7(1); UFD-P8(6); UFD-M1; UFD-M2; and UFD-E1.

<sup>3</sup> For example 00137.151 Director General of Conservation and 00226.307 Kāi Tahu ki Otago.

<sup>4</sup> Section 42A Hearing Report, Chapter 15: UFD- Urban form and development, at [123].

<sup>5</sup> UFD-O1(2); UFD-P1(8); UFD-P7(1); UFD-P8(6).

<sup>6</sup> UFD-O2(3).

<sup>7</sup> UFD-O4(1).

<sup>8</sup> For example, the direction to sustain and restore matters relating to fresh water and land in LF-WAI-P3; to protect outstanding natural features and landscapes and significant natural areas and indigenous species and ecosystems that are taoka in NFL-O1 and ECO-P3 respectively; and the tiered approach to managing new activities affected by natural hazard risk in HAZ-NH-P3.

UFD-O3(2);<sup>9</sup> UFD-O4(1);<sup>10</sup> UFD-P1(8);<sup>11</sup> UFD-P3(6);<sup>12</sup> UFD-P4(5);<sup>13</sup> UFD-P7(1)<sup>14</sup> and UFD-P8(6)<sup>15</sup>. Additionally, clause (2) of UFD-P7 will require a consequential change to delete reference to clause (1).

- 11 I also recommend that the UFD-O1(2) is amended as follows:

**UFD-O1 – Form and function of urban areas:**

The form and functioning of Otago’s urban areas:

- (1) reflects the diverse and changing needs and preferences of Otago’s people and communities, now and in the future, and
- (2) maintains or enhances ~~the significant values and features identified in this RPS, and~~<sup>16</sup> the character and resources of each urban area.

- 12 For the avoidance of doubt, I consider that more specific references to highly productive land and soils (in UFD-O4, UFD-P4, UFD-P7 and UFD-P8) are appropriate, noting that these are intended to provide specific guidance as to how these are to be considered in terms of urban expansion, management of rural areas and rural lifestyle zones.

- 13 I also recommend that consequential amendments are made to UFD-M1, UFD-M2 and UFD-E1, as follows:

**UFD-M1 – Strategic planning**

Otago Regional Council and territorial authorities:

...

- (4) must coordinate the redevelopment and intensification of urban areas and the development of extensions to urban areas with infrastructure planning and development programmes, to provide the required development infrastructure and additional infrastructure in an integrated, timely, efficient and effective way,

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<sup>9</sup> 00137.153 Director-General of Conservation, 00226.309 Kai Tahu ki Otago.

<sup>10</sup> 00137.154 Director General of Conservation, 00226.310 Kāi Tahu ki Otago.

<sup>11</sup> 00226.312 Kāi Tahu ki Otago.

<sup>12</sup> 00266.314 Kāi Tahu ki Otago, 00138.213 Queenstown-Lakes District Council.

<sup>13</sup> 00226.315 Kāi Tahu ki Otago.

<sup>14</sup> 00226.318 Kāi Tahu ki Otago, 00139.262 DCC, 00411.135 Wayfare, 00206.072 Trojan.

<sup>15</sup> 00226.319 Kāi Tahu ki Otago, 00411.087 Wayfare.

<sup>16</sup> 00137.151 Director General of Conservation, 00226.307 Kāi Tahu ki Otago.

and to identify major existing and future activities, constraints and opportunities, ~~and manage impacts on key values and resources identified by this RPS,~~<sup>17</sup> and for Tier 2 local authorities to achieve this through jointly developed Future Development Strategies and/or strategic planning, and for all other local authorities through strategic planning in accordance with UFD-P1,...

## **UFD-M2 – District Plans**

Territorial authorities must prepare or amend their district plans as soon as practicable, and maintain thereafter, to:

...

- (3) ensure that urban development is designed to:
  - (a) achieve a built form that relates well to its surrounding environment, ~~including by identifying and managing impacts of urban development on values and resources identified in this RPS,~~<sup>18</sup> ...

## **UFD-E1 – Explanation**

The policies in this chapter are designed to facilitate the provision of sufficient housing and business capacity and ensure all of the region's urban areas demonstrate the features of well-functioning urban environments and meet the needs of current and future communities. Urban intensification must be enabled, and urban expansion should be facilitated, however these important decisions should be preceded and guided by strategic planning processes that consider how best this can be achieved, ~~while also maintaining and, wherever possible, enhancing the important values and features identified in other chapters of this RPS,~~<sup>19</sup> and in consideration of local context, values and pressures. The strategic planning process will ....

In addition, this chapter seeks to maintain the character and amenity values of Otago's rural areas, including by facilitating the use of the natural and physical resources that support the viability of the rural sector. Otago's rural

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<sup>17</sup> Consequential amendment arising from above submissions.

<sup>18</sup> Consequential amendment arising from above submissions.

<sup>19</sup> Consequential amendment arising from above submissions.

and urban areas also contain significant natural, cultural and historic values and features ~~which are subject to direction in other parts of this RPS as identified by other parts of this RPS. In all cases while facilitating urban development and managing rural productive activities these values must also be identified, maintained and, wherever possible, enhanced.~~<sup>20</sup> This approach includes...

#### *Section 32AA evaluation*

- 14 Because my recommended changes to UFD-O1, UFD-O3(2); UFD-O4(1); UFD-P1(8); UFD-P3(6); UFD-P4(5); UFD-P7(1); UFD-P7(2); UFD-P8(6); UFD-M1; UFD-M2; and UFD-E1 clarify the application of these provisions, no section 32AA assessment is considered necessary.

#### Direction relating to non-urban activities

- 15 Various provisions in the UFD Chapter address development in, and effects of development on, the region's rural areas.<sup>21</sup> 'Rural areas' are, by definition, any area that is not an 'urban area'. As such, the provisions apply to any land within the region that is not urban, rather than only applying to areas containing predominantly rural activities. As a result of pre-hearing discussions, I have given particular thought to those provisions which specifically address non-rural activities in rural areas.
- 16 I note that the UFD Chapter manages impacts of development in rural areas primarily in terms of how such development may impact on rural production. It includes direction about how other activities are to be managed in rural areas, specifically requiring that these are restricted where they could adversely affect rural production (UFD-P7(6)), and where there is no operational need for particular activities to be in this location (UFD-P7(7)). In my view, further consideration should be given to how non-rural activities in rural areas are to be managed at the RPS level.
- 17 In particular, I am concerned that the wording of changes recommended in the Section 42A to UFD-O4(4), and the direction in UFD-P7(7) does not adequately take into account that all parts of the 'rural area', as that is defined, may not have a rural character or be used (or suitable) for productive use. In my view, the objective would be better aligned with the purpose of the RMA if it sought that

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<sup>20</sup> Consequential amendment arising from above submissions.

<sup>21</sup> UFD-O4, UFD-P4(7)(a), UFD-P7 and UFD-P8.

other (i.e. not primary production or rural industry) activities not compromise the natural and physical resources that support the productive capacity, rural character, and long-term viability of the rural sector and rural communities; but not extend to seeking that all must have an operational need or functional need. I consider that UFD-P7(7) should be deleted so that it does not require that the specified activities must have an operational need or functional need, and because the other matters recommended to be added to it in the Section 423A report are, in my view, already sufficiently covered in UFD-P7(6).

18 I also consider that changes should be made to the urban expansion policy (UFD-P4) to require consideration of effects at the new urban/rural boundary interface to be limited to adverse effects on existing activities in rural areas and to potential productive uses; rather than consideration of all adverse effects “*on rural areas*”. I consider the amended wording set out below more appropriately aligns with the purpose of the RMA, and ensures that the policy implements the outcomes sought in the recommended changes to UFD-O4.

19 I therefore recommend that UFD-O4, UFD-P4 and UFD-P7 are amended as follows:

#### **UFD–O4 – Development in rural areas**

Development in Otago’s rural areas occurs in a way that:

...

(4) outside of areas identified in (3), ~~maintains and enhances~~ provides for the ongoing use of rural areas for primary production, supported by rural industry in appropriate locations, and ~~facilitates ensures that other activities that have an operational need or functional need to locate in rural areas, that will do~~<sup>22</sup> not compromise the natural and physical resources that support the productive capacity, rural character, and long-term viability of the rural sector and rural communities-, and

#### **UFD–P4 – Urban expansion**

Expansion of existing urban areas is facilitated where the expansion:

...

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<sup>22</sup> 00206.069 Trojan Holdings Ltd, 00411.084 Wayfare Group Ltd. Also relates to 00014.067 Mt Cardrona Station, 00118.067 Maryhill Ltd.

- (7) locates the new urban/rural zone boundary interface by considering:
- (a) adverse effects, particularly reverse sensitivity, on existing activities in rural areas and ~~existing or~~<sup>23</sup> potential productive primary production or rural industry activities beyond the new boundary, and ...

#### UFD-P7 – Rural Areas

The management of rural areas:

- ~~(7) otherwise limits the establishment of residential activities, sensitive activities, and non-rural businesses to those that can demonstrate:~~
- ~~(a) an functional need or operational need to be located in rural areas, and~~
- ~~(b) methods to avoid adverse effects, including by way of reverse sensitivity, on rural productive capacity and amenity values, or where avoidance is not practicable, remediation or mitigation, and~~<sup>24</sup>

- 20 As a consequential amendment, I also recommend that the addition recommended to UFD-E1 by Mr Balderston is removed, and further consequential amendments are made to align with the changes recommended to UFD-O4(4) and UFD-P7(7), as set out below:

#### UFD-E1 – Explanation

... This approach includes direction on different types of development within rural areas, managing the expansion and location of urban areas, and rural lifestyle and rural residential development, and directing that growth be enabled in urban areas to minimise the need for development to occur within rural areas, ~~other than what is needed to facilitate rural community and rural productive activities~~

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<sup>23</sup> Consequential amendment arising from 00208.011 AgResearch Ltd, 00414.005 Infinity Investment Group Holdings Ltd, 00413.007 NZ Cherry Corp, 00410.009 Rural Contractors NZ. Also relates to 00014.067 Mt Cardrona Station, 00118.067 Maryhill Ltd.

<sup>24</sup> 00208.011 AgResearch Ltd, 00414.005 Infinity Investment Group Holdings Ltd, 00413.007 NZ Cherry Corp, 00410.009 Rural Contractors NZ.



~~and particular activities that have a functional need or operational need to locate in rural areas.~~<sup>25</sup>

#### *Section 32AA evaluation*

- 21 I consider that the amendments recommended to UFD-O4(4) are a more appropriate way to achieve the purpose of the RMA in terms of providing for the well-being of people and communities in rural areas. In particular, it ensures that the potential for the use and development of resources outside urban areas are not unduly restricted, while still ensuring that the natural and physical resources of greatest importance are sustained for future generations. I consider that the changes to UFD-P4, UFD-P7 and UFD-E1 are a more efficient and effective way to achieve the amended objective and therefore in turn will better provide for the well-being of people and communities in rural areas. There are economic benefits associated with the changes because in reducing the potential for the use and development of resources to be unduly restricted, there is greater opportunity for people to provide for their economic, social, and cultural well-being.

#### Urban intensification and expansion

- 22 UFD-P3 provides direction in relation to urban intensification and UFD-P4 provides direction in relation to urban expansion. As a result of the prehearing discussions I have considered whether these policies were intended to limit consideration of intensification/expansion to only these matters. I understand from Mr Balderstone that the policy intent is not to limit the matters a local authority may consider in their determination of when intensification/expansion may be appropriate. Rather, it is intended to identify what criteria should, as a minimum, be met when intensification/expansion is contemplated. I consider however, that clause (4) of UFD-P3 could unintentionally limit when intensification occurs. I also consider that the policy intent could be better clarified through changes to the chapeau of each policy, as follows.

#### **UFD-P3 – Urban intensification**

~~Within Provide for intensification in~~ urban areas ~~intensification is enabled where,~~  
~~as a minimum.~~<sup>26</sup> it:

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<sup>25</sup> Consequential amendment arising from 00208.011 AgResearch Ltd, 00414.005 Infinity Investment Group Holdings Ltd, 00413.007 NZ Cherry Corp, 00410.009 Rural Contractors NZ. Also relates to 00014.067 Mt Cardrona Station, 00118.067 Maryhill Ltd.

<sup>26</sup> 00139.257 DCC.

...

- (4) ~~addresses an identified shortfall for housing or business space, in accordance with UFD-P2,~~<sup>27</sup>

#### **UFD-P4 – Urban expansion**

Expansion of existing urban areas is facilitated where as a minimum,<sup>28</sup> the expansion:

#### *Section 32AA evaluation*

- 23 I consider that the amendments recommended are a more appropriate way to assist in the achievement of UFD-O2 and UFD-O3(1) and better clarify the policy intent.

#### Industrial activities

- 24 UFD-P5 and UFD-P6 provide direction relating to commercial activities and industrial activities respectively. After the pre-hearing discussions I have considered whether there is some inconsistency in approach between the two, as clause (3) in UFD-P5 makes reference back to UFD-P1 and UFD-P2; whereas UFD-P6 does not include the same direction. Having considered the policies as a whole, I consider that there is benefit in aligning UFD-P6 with UFD-P5 in this respect. However, I note that UFD-P2 already refers to UFD-P5 and UFD-P6, and therefore the current reference in UFD-P5 is somewhat circular. I consider it more appropriate to delete reference back to UFD-P1 and UFD-P2 from UFD-P5 and consider that this can be undertaken as a clause 16(2) amendment.
- 25 Another matter I have considered is whether clause (4) of UFD-P6 “requires” the transition of areas from industrial to commercial to be enabled, in circumstances where the criteria in clause (3) are not met. I understand from Mr Balderstone that this was not the intent. However, I consider that the policy would benefit from some amendments to make this clearer. I also suggest removing the wording additions to this clause previously recommended by Mr Balderstone as I do not consider that they relate to the direction in the clause. I therefore recommend the following changes:

#### **UFD-P5 - Commercial activities**

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<sup>27</sup> 00139.257 DCC.

<sup>28</sup> 00136.011 MfE, 00139.258 DCC.

Provide for commercial activities in urban areas by:

...

- (3) providing for the expansion of existing areas or establishment of new areas identified in (1) and (2) ~~by first applying UFD-P1 and UFD-P2,~~<sup>29</sup> and

#### **UFD-P6 – Industrial Activities**

Provide for industrial activities in urban areas by:

...

- (4) in areas that are experiencing or expected to experience high demand from other urban activities, and the criteria in (3)(a) or (3)(b) do not apply, ~~managing the establishment of non-industrial activities and only allowing~~ for the transition of industrial zoned areas to other purposes, and the establishment of new areas<sup>30</sup> by first applying (1) and (2).

#### *Section 32AA evaluation*

- 26 In my view, the recommended changes to UFD-P6 better align with the outcomes sought in UFD-O1(1), UFD-O2(2) and UFD-O3(1) and are therefore a more effective way to achieve these objectives.

#### Rural lifestyle

- 27 Various provisions in the UFD Chapter refer to “rural residential” development or areas. Silver Fern Farms<sup>31</sup> and Horticulture NZ<sup>32</sup> request the deletion of ‘rural residential zones’ from UFD-P8 entirely as this zoning is not included in the National Planning Standards. In the Section 42A Report, it was acknowledged that the National Planning Standards do not include a ‘rural residential’ zone, but concern was raised that until such time as district plans are aligned with the Planning Standards, there would remain diversity in the region and some types of “*residential focussed rural zoning could arguably fall though the gaps of the policy in the meantime.*”<sup>33</sup> Having considered the description of ‘Rural lifestyle’ zones in the Planning Standards, it is my view that currently existing rural residential zones would appear to fit within this description. Given this, I consider

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<sup>29</sup> Clause 16(2), Schedule 1, RMA.

<sup>30</sup> 00139.260 DCC.

<sup>31</sup> 00221.016 Silver Fern Farms.

<sup>32</sup> 00236.103 Horticulture NZ.

<sup>33</sup> Section 42A Hearing Report: UFD – Urban form and development, paragraph 374.

it more appropriate for the RPS to be forward-looking in terms of aligning with the Planning Standards, given that its implementation over time will result in rural residential zones being phased out. I therefore recommend that references to rural residential are removed (noting that references to rural lifestyle will be retained). The specific changes are set out in Appendix 1.

#### *Section 32AA evaluation*

- 28 The amendments I recommend are clarifications of existing policy intent to better align them with the Planning Standards. As they do not alter the intent or application of the policy, no section 32AA assessment is considered necessary.

#### Sensitive activities

- 29 UFD-O4 and UFD-P7 both include reference to 'sensitive activities' – a defined term in the pORPS. The use of the term in the UFD Chapter is context specific. The Section 42A officer addressed the submissions on this definition and its relation to the UFD Chapter by proposing a separate definition for the UFD Chapter. For clarity, rather than adding a new definition of sensitive activities as it relates to the UFD Chapter, I recommend amending the relevant provisions as follows, and as such there is no need for a definition of sensitive activities to apply to UFD:

#### **UFD–O4 – Development in rural areas**

Development in Otago's rural areas occurs in a way that:

...

- (3) only provides for urban expansion, rural lifestyle and rural residential development and the establishment of ~~sensitive~~ activities that are sensitive to primary production and rural industry,<sup>34</sup> in locations identified through strategic planning or zoned within district plans as suitable for such development, and ...

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<sup>34</sup> Consequential amendment arising from 00213.009 Fonterra Co–operative Group Limited.

## UFD-P7 – Rural Areas

The management of rural areas:

...

- (6) restricts the establishment of ~~residential activities, sensitive activities, and non-rural businesses~~ non-rural activities<sup>35</sup> which could adversely affect, including by way of reverse sensitivity, or fragmentation, the productive capacity of highly productive land or existing or potential primary production and rural industry activities, unless those sensitive activities are undertaken in accordance with UFD-P4, UFD-P8 or UFD-P9 as relevant, and

## UFD-PR1 – Principal Reasons

...

Rural areas are attractive as residential living areas, and for other non-rural activities. However, they contain areas, activities and resources critical for rural production that can be impacted by ~~sensitive activities~~ that are sensitive to primary production or rural industry<sup>36</sup> ...

### *Section 32AA evaluation*

- 30 The amendments I recommend are to provide greater clarity of how the policy is to be applied. As they do not alter the intent or application of the policy, no section 32AA assessment is considered necessary.

### Consequential amendments

- 31 Ms Boyd's supplementary evidence on Introduction and General Themes<sup>37</sup> recommends consequential amendments to UFD-E1 to replace "environmental limit" with "limit". Her evidence also recommends amendments to UFD-P7(4) in response to submissions seeking greater recognition of mining in the pORPS.

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<sup>35</sup> Consequential amendment arising from 00213.009 Fonterra Co-operative Group Limited.

<sup>36</sup> Consequential amendment arising from 00213.009 Fonterra Co-operative Group Limited.

<sup>37</sup> Brief of Supplementary Evidence of Felicity Ann Boyd. Introduction and general themes. 11 October 2022.

The specific amendments to these provisions are set out in that statement of supplementary evidence and therefore I do not repeat them here. For the avoidance of doubt, Ms Boyd discussed these amendments with me and I agree with her recommendations.

- 32 Mr Adams' supplementary evidence on MW – Mana whenua recommends consequential amendments to UFD-P7(5A), UFD-P9, and UFD-AER15 to replace “Te Ture Whenua Maori Land” with “*Māori Land*”.<sup>38</sup> The specific amendments to these provisions are set out in that statement of supplementary evidence and therefore I do not repeat them here.

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Elizabeth Jane White

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11 October 2022

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<sup>38</sup> Brief of Supplementary Evidence of James Henry Adams. MW – Mana whenua. 11 October 2022.

**SRMR-I4 – Poorly managed urban and residential growth affects productive land, treasured natural assets, infrastructure and community well-being**

...

**Context**

...

The open space and landscapes provided in rural areas also drives demand for rural ~~residential lifestyle development living~~<sup>39</sup>, particularly in areas with these qualities that are also in relative proximity to urban services...

**Economic**

...

the consequences of previous decisions (low density development, including rural ~~residential lifestyle~~<sup>40</sup>, in the short term can preclude higher density development in the medium to longer term);

**EIT-EN-M2 – District plans**

Territorial authorities must prepare or amend and maintain their district plans to:

...

(7) require design of transport infrastructure that provides for multi-modal transport options in urban and rural ~~lifestyle areas residential locations~~<sup>41</sup>.

**UFD-O4 – Development in rural areas**

Development in Otago's rural areas occurs in a way that:

...

3. only provides for urban expansion, rural lifestyle ~~and rural residential~~<sup>42</sup> development and the establishment of sensitive activities, in locations identified through strategic planning or zoned within district plans as suitable for such development, ~~and~~...

**UFD-P7 – Rural Areas**

The management of rural areas:

...

5. directs ~~rural residential and~~<sup>43</sup> rural lifestyle development to areas zoned for that purpose in accordance with UFD-P8,

**UFD-P8 – Rural lifestyle and rural residential zones**

The establishment, development or expansion of rural lifestyle and rural residential zones only occurs where:

...

2. despite the direction in (1), it also avoids land identified for future urban development in a relevant plan or land reasonably likely to be required for its future urban development potential, where the rural lifestyle ~~or rural residential~~<sup>44</sup> development would foreclose or reduce efficient realisation of that urban development potential,...

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<sup>39</sup> Clause 10(2)(b)(i), Schedule 1, RMA – consequential amendment arising from 00221.016 Silver Fern Farms, 00236.103 Horticulture NZ.

<sup>40</sup> Clause 10(2)(b)(i), Schedule 1, RMA – consequential amendment arising from 00221.016 Silver Fern Farms, 00236.103 Horticulture NZ.

<sup>41</sup> Clause 10(2)(b)(i), Schedule 1, RMA – consequential amendment arising from 00221.016 Silver Fern Farms, 00236.103 Horticulture NZ.

<sup>42</sup> Clause 10(2)(b)(i), Schedule 1, RMA – consequential amendment arising from 00221.016 Silver Fern Farms, 00236.103 Horticulture NZ.

<sup>43</sup> Clause 10(2)(b)(i), Schedule 1, RMA – consequential amendment arising from 00221.016 Silver Fern Farms, 00236.103 Horticulture NZ.

<sup>44</sup> 00221.016 Silver Fern Farms, 00236.103 Horticulture NZ.

## **UFD-M2 – District plans**

*Territorial authorities must prepare or amend their district plans as soon as practicable, and maintain thereafter, to:*

...

9. manage ~~rural residential and~~<sup>45</sup> rural lifestyle activities ~~in rural areas~~ in accordance with UFD-P8,

## **UFD-E1 – Explanation**

...

*This approach includes direction on different types of development within rural areas, managing the expansion and location of urban areas, and rural lifestyle ~~and rural residential~~<sup>46</sup> development, and ....*

## **UFD-PR1 – Principal reasons**

...

*Rural areas are attractive as residential living areas, and for other non-rural activities. However, they contain areas, activities and resources critical for rural production that can be impacted by sensitive activities. Non-urban areas also contain a wide range of other values that can be negatively impacted by the impacts of rural ~~residential lifestyle development~~<sup>47</sup> and other activities, that do not have a functional need to be in rural areas. The provisions in this chapter focus on managing where rural living opportunities and other non-rural activities are provided for, so that the potential effects on the rural character, productive potential and the wide range of environmental values, features and resources that rural areas also contain are appropriately managed. The supply of rural lifestyle opportunities to meet demand should be directed to suitably located and zoned areas to minimise impacts on values in rural areas. In designing and planning for ~~rural residential and~~<sup>48</sup> rural lifestyle development, local authorities will need to be aware of the potential future constraints on future urban expansion and development, including the cumulative impacts of infrastructure servicing irrespective of whether this is onsite, community or through connections to urban reticulated schemes.*

## **UFD-AER11**

*All new ~~rural residential or~~<sup>49</sup> rural lifestyle development occurs within areas zoned for this use.*

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<sup>45</sup> Clause 10(2)(b)(i), Schedule 1, RMA – consequential amendment arising from 00221.016 Silver Fern Farms, 00236.103 Horticulture NZ.

<sup>46</sup> Clause 10(2)(b)(i), Schedule 1, RMA – consequential amendment arising from 00221.016 Silver Fern Farms, 00236.103 Horticulture NZ.

<sup>47</sup> Clause 10(2)(b)(i), Schedule 1, RMA – consequential amendment arising from 00221.016 Silver Fern Farms, 00236.103 Horticulture NZ.

<sup>48</sup> Clause 10(2)(b)(i), Schedule 1, RMA – consequential amendment arising from 00221.016 Silver Fern Farms, 00236.103 Horticulture NZ.

<sup>49</sup> Clause 10(2)(b)(i), Schedule 1, RMA – consequential amendment arising from 00221.016 Silver Fern Farms, 00236.103 Horticulture NZ.