

<b>Zone</b>	<b>Relevant issues</b>
<b>Rural Zone</b>	<p>3. Recognising that primary production activities generate external effects that are generally an accepted part of the rural environment while ensuring that such effects do not have excessive or cumulative adverse effects on the environment, particularly on amenity values and natural processes and systems.</p> <p>10. Providing opportunities for the economic benefits of the tourism values of the Wairarapa's rural environment to be realised in a manner that avoids the adverse effects of development on such values.</p>
<b>Residential Zone</b>	<p>1. Higher density residential development, and inappropriate building design, scale, bulk and site layout may conflict with the local residential character and amenity values, particularly in areas with historic heritage values and/or a strong cohesive sense of character.</p>
<b>Industrial Zone</b>	<p>5. Where not appropriately managed, the nature and scale of industrial activities may adversely affect adjoining areas and the environment. For example, potential adverse effects from contaminated discharges of stormwater can degrade waterbodies, while other effects such as odour, noise, lighting, waste, heavy traffic, services and the like, may degrade amenity values.</p>
<b>Tangata Whenua</b>	<p>1. Appropriate ways need to be adopted to take account of Tangata Whenua values and to involve Tangata Whenua in resource management decision-making.</p> <p>2. Resources of cultural and spiritual significance to Tangata Whenua can be lost or compromised if development occurs without considering the value or importance of the site.</p>
<b>Coastal Environment</b>	<p>1. Changes in land use, and poorly designed and located development and subdivision and associated works can compromise the natural character and special qualities of the Wairarapa Coast.</p>
<b>Subdivision, Land Development and Urban Growth</b>	<p>2. Subdivision and development can adversely affect the landscape, character amenity and natural values of the environment, if the scale, intensity and design of such development are not addressed. Infrastructure servicing subdivision and development can have positive and adverse effects on the environment.</p>

<b>General Amenity Values</b>	<i>3. Glare from, for example, outdoor lighting and reflective surfaces, can annoy people and distract motorists.</i>
-------------------------------	---

<b>Zone</b>	<b>Relevant Objectives</b>	<b>Relevant policies</b>	<b>Relevant methods</b>
<b>Rural Zone</b> (Section 4)	<b>Objective Rur1:</b> <i>To maintain and enhance the amenity values of the Rural Zone, including natural character, as appropriate to the predominant land use and consequential environmental quality of different rural character areas within the Wairarapa.</i>	<p><b>Policy Rur1(a):</b> <i>Identify areas within the Rural Zone where the predominant land use is primary production, which needs to operate and develop effectively – Rural (Primary Production) Zone.</i></p> <p><b>Policy Rur1(b):</b> <i>Identify areas within the Rural Zone where the predominant land use is conservation management, and which are primarily managed by public agencies – Rural (Conservation) Zone</i></p> <p><b>Policy Rur1(d):</b> <i>Maintain and enhance the amenity values, including natural character, of the differing Rural character areas through appropriate controls over subdivision and the bulk, location and nature of activities and buildings, to ensure activities and buildings are consistent with the rural character, including an appropriate scale, density and level of environmental effects.</i></p>	<b>4.3.10(e):</b> <i>Assessment of environmental effects through the resource consent process for activities that do not comply with the environmental standards.</i>

<b>Residential Zone</b> (Section 5)	<b>Objective Res1:</b> To maintain and enhance the character and amenity values of Wairarapa's residential areas, having due regard to the particular characteristics of each neighbourhood, and the need to provide for a diversity of residential lifestyles and non-residential services and activities.	<b>Policy Res1(a):</b> Manage the Wairarapa's residential area under a single overall framework to provide for a wide range of lifestyles in a manner that is consistent with maintaining and enhancing an acceptable level of residential character and amenity values.	<b>5.3.4(a):</b> Specifically identify permitted land uses within the Residential Zone, supported by such environmental standards as necessary to protect the character, amenity values and function of the Zone.
		<b>Policy Res1(b):</b> To provide residents with an acceptable level of certainty through environmental controls imposed on development and land use in the Residential Zone.	<b>5.3.4(b):</b> The resource consent process to assess potential adverse environmental effects of activities that are not permitted, either because of non-compliance with environmental standards or because of the nature of the non-residential land uses.
			<b>5.3.4(c):</b> Use of conditions on resource consents to control the effects of activities to acceptable levels.
			<b>5.3.4(f):</b> Education, guidance and information about environmental standards and sustainable residential design.

<b>Commercial Zone</b> (section 6)	<b>Objective Com1:</b> To maintain and enhance the character and amenity values of the Commercial Zone in a manner that enables its commercial functions to provide for the wellbeing of the Wairarapa while mitigating adverse effects on the natural and physical environment.	<b>Policy Com1(a):</b> Maintain and enhance the function, character and amenity of the Commercial Zone by controlling the bulk, location and nature of activities and buildings to achieve appropriate levels of scale, density and environmental effects.	<b>6.3.19(a):</b> Development standards for permitted activities to protect the character, amenity, and function of the Commercial Zone.
			<b>6.3.19(f):</b> Assessment of environmental effects through the resource consent process for activities that do not comply with development standards.
		<b>Policy Com1(b):</b> Encourage a wide range of appropriate activities within the Commercial Zone while ensuring any adverse effects are avoided, remedied or mitigated.	<b>6.3.19(h):</b> Conditions on resource consents, including consent notices and covenants on Certificates of Title, to control the effects of activities.
			<b>6.3.19(i):</b> Education and information about the environmental standards, values, and amenity associated with the Commercial Zone.

			<b>6.3.19(j):</b> Working with business interests and their advisers in obtaining appropriate building design and layout in accordance with the relevant objectives and policies of the Commercial Zone.
<b>Industrial Zone</b> (Section 7)	<b>Objective Ind1:</b> To provide for a wide range of activities within the Industrial Zone that can function efficiently within acceptable levels of environmental quality and amenity.	<b>Policy Ind1(a):</b> Provide adequate serviced land resources for the existing and future industrial development needs of the Wairarapa.	<b>7.3.13(e):</b> Use of a Design Guide for managing development within the Wairarapa Industrial Area.
		<b>Policy Ind1(b):</b> Enable a wide range of activities, including activities with adverse effects that may not otherwise be appropriate in other zones.	<b>7.3.13(h):</b> Assessment of environmental effects through the resource consent process for activities that do not comply with the performance standards.
		<b>Policy Ind1(e):</b> Control industrial activities, including primary processing industries, which may have significant external environmental effects.	<b>7.1.13(i):</b> Conditions on resource consents, including consent notices on Certificates of Title, to control the effects of activities.

		<p><b>Policy Ind1(g):</b> Manage the visual effects of industrial activities on major arterial roads and within close proximity to Residential or Rural Zones.</p>	
	<p><b>Objective Ind3:</b> To provide for the efficient use and development of the Opaki Industrial Area in a manner that maintains and enhances the special amenity values of the vicinity, including those of the residences that overlook the area.</p>	<p><b>Policy Ind3(d):</b> Maintain the qualities of the area by restricting all industrial activities with the potential to create significant adverse effects.</p>	
	<p><b>Objective Ind4:</b> To provide for the efficient use and development of the Waingawa Industrial Area in a manner that protects the area's environmental qualities while recognising its context within the rural environment and its high profile location, as well as the potential infrastructural and</p>	<p><b>Policy Ind4(e):</b> Maintain the amenity values and character of the surrounding area by ensuring industrial development recognises and appropriately addresses its rural context and neighbours through an appropriate form, location and pattern of built development, landscaping and planting.</p>	

	<i>access requirement of industry in this location.</i>		
<b>Tangata Whenua</b> (Section 8)	<b>Objective TW1:</b> <i>To recognise and provide for the cultural values and relationship of Tangata Whenua in managing the natural and physical resources and the effects of activities, while taking into account the principles of the Treaty of Waitangi.</i>	<b>Policy TW1(a):</b> <i>Recognise Tangata Whenua values and provide for Tangata Whenua to maintain and enhance their traditional relationship with the natural environment.</i>	<b>8.3.4 (a):</b> <i>Establish agreed processes with Tangata Whenua to investigate how significant sites and issues can be identified and addressed in an appropriate way without divulging sensitive information.</i>
		<b>Policy TW1(b):</b> <i>Have particular regard to the exercise of kaitiakitanga by Tangata Whenua in the management of activities and resources.</i>	<b>8.3.4(b):</b> <i>Identification of culturally significant sites to Tangata Whenua (as appropriate) through a reference system of the sites.</i>
		<b>Policy TW1(c):</b> <i>Protect waahi tapu, sites of cultural importance and other taonga.</i>	<b>8.3.4(c):</b> <i>Rules in the Plan protecting waahi tapu and taonga sites identified by Tangata Whenua.</i>
			<b>8.3.4(d):</b> <i>Establish agreed processes with Rangitaane o Wairarapa and Ngati Kahungunu ki Wairarapa for consultation on resource consents where appropriate.</i>
			<b>8.3.4(e):</b> <i>Assessment of environmental effects on sites of significance to Tangata Whenua,</i>

			<p>where an activity is subject to resource consent.</p> <p><b>8.3.4(f):</b> Conditions on resource consents including covenants on Certificates of Title and consent notices to control the effects of activities.</p> <p><b>8.3.4(i):</b> Council encouragement of information and education on the importance of sites of significance to Tangata Whenua and the mechanisms available to protect these sites.</p> <p><b>8.3.4(m):</b> Promote greater involvement of Iwi in resource management.</p> <p><b>8.3.4(n)</b> Policies and rules within the Regional Policy Statement and Regional Plans that offer further protection to sites of significance.</p>
<p><b>Landscape</b> (Section 9)</p>	<p><b>Objective Lan1:</b> To identify and protect the Wairarapa's outstanding landscapes and natural features from the adverse effects of inappropriate subdivision, use and development.</p>	<p><b>Policy Lan1(a):</b> Comprehensively and consistently identify and assess the outstanding landscapes and natural features within the Wairarapa.</p>	<p><b>9.3.4(b):</b> Rules in the Plan for activities within outstanding landscapes, and natural features to establish minimum thresholds of potential adverse change.</p>
		<p><b>Policy Lan1(b):</b> Manage the effects of activities with the potential to adversely affect the attributes and values of outstanding landscapes and natural features.</p>	<p><b>9.3.4(c):</b> Through the resource consent process, assessment of environmental effects where an activity exceeds the minimum thresholds within a defined outstanding landscape and natural feature.</p>



		<p><b>Policy Lan1(c):</b> Protect the particular attributes and values of outstanding landscapes and natural features from inappropriate development, with any adverse effects on those attributes and values being avoided, remedied or mitigated.</p>	<p><b>9.4.3.(d):</b> Conditions on resource consents, including consent notices and covenants on Certificates of Title to control the adverse effects of activities on landscape values.</p>
		<p><b>Policy Lan1(d):</b> Encourage new development to be located and designed in a way that protects the attributes and values of the Wairarapa’s outstanding landscapes and natural features.</p>	<p><b>9.4.3.(e):</b> Information and education on the value of the Wairarapa’s outstanding landscapes and natural features, and on the ways to avoid or mitigate any adverse effects on those values when planning an activity or development.</p>
		<p><b>Policy Lan1(e):</b> Increase public awareness of landscape values and their importance, and encourage the community and landowners to support protection of the Wairarapa’s outstanding landscapes and natural features.</p>	<p><b>4.3.(f):</b> Identification of Outstanding Landscapes and Natural Features using the following criteria:</p> <ul style="list-style-type: none"> <li>• Natural science factors;</li> <li>• Aesthetic values;</li> <li>• Transient values;</li> <li>• Expressiveness/legibility;</li> <li>• Historical associations;</li> <li>• Value to Tangata Whenua;</li> </ul>

			<ul style="list-style-type: none"> <li>• Whether the values are shared and recognised.</li> </ul>
		<b>Policy Lan1(f):</b> Provide support and incentives as appropriate to landowners in the protection of outstanding landscapes and natural features.	<b>9.4.3(g):</b> Monitoring the Wairarapa's outstanding landscapes and natural features to identify where noticeable landscape, visual and amenity change is occurring, and review the District Plan if necessary.
<b>Indigenous Biodiversity</b> (Section 11)	<b>Objective Bio1:</b> To maintain and enhance the biological diversity of indigenous species and habitats within the Wairarapa.	<b>Policy Bio1(a):</b> Coordinate with other agencies and organisations in identifying risks, requirements, opportunities and effective methods for protecting and enhancing Wairarapa's biodiversity.	<b>11.3.7(a):</b> In conjunction with other key organisations, initiation of a Wairarapa Biodiversity Strategy by 2008 to establish goals and a programme of action for identifying and managing natural habitats, methods for enhancing biodiversity, and for prioritising actions for protecting significant natural areas.
			<b>11.3.7(b):</b> Environmental standards to limit the potential adverse effects of activities on indigenous vegetation wetlands and habitats with actual or potential value for biodiversity.
		<b>Policy Bio1(b):</b> Collaborate with other agencies and organisations in undertaking joint initiatives and in supporting landowners' initiatives in the protection and enhancement of biodiversity.	<b>11.3.7(d):</b> Through the resource consent process, assessment of environmental effects where an activity may adversely affect an area of significant indigenous

			<p>vegetation and/or significant indigenous habitat.</p>
			<p><b>11.3.7(e):</b> Conditions on resource consents, including consent notices and covenants on Certificates of Title, to avoid, remedy or mitigate the adverse effects of activities.</p>
		<p><b>Policy Bio1(e):</b> Support and encourage the protection of natural habitats on private land, including restoring and protecting linkages and ecological corridors.</p>	<p><b>11.3.7(f):</b> Information and education on the value of the Wairarapa’s biodiversity and its significant natural areas, including the need to consider these values when planning an activity or development.</p>
			<p><b>11.3.7(h):</b> Incentives and information as appropriate to encourage landowners to protect natural habitats, such as rates relief, support with fencing and pest control, funding sources, and assistance with applications for protective covenants.</p>
		<p><b>Policy Bio1(f):</b> Increase public awareness of the natural values within the Wairarapa, and encourage community support for the protection and conservation of the Wairarapa’s biodiversity.</p>	<p><b>11.3.7(i):</b> Provision to create conservation lots to form separate tenure of natural areas.</p>
			<p><b>11.3.7(m):</b> Cooperation with landowners, organisations, groups and interested parties involved in conservation management.</p>
			<p><b>11.3.7(n):</b> Support for local conservation care groups and programmes.</p>

<p><b>Coastal Environment</b> (Section 13)</p>	<p><b>Objective CE1:</b> To protect the natural character of the coastal environment by ensuring use, subdivision and development maintains the comparatively undeveloped nature of the Wairarapa Coast.</p>	<p><b>Policy CE1(b):</b> Manage the design, location and scale of subdivision and development in the identified coastal environment to ensure the special qualities and natural character of the coast are retained and adverse effects are avoided, remedied or mitigated, with priority given to avoiding effects.</p> <p><b>Policy CE1(d):</b> Ensure that adverse cumulative effects of subdivision, land use and development on the special qualities and natural character of the Wairarapa coast are avoided, remedied or mitigated.</p>	<p><b>13.3.10(b)</b> Apply a regulatory framework that promotes innovative approach to subdivision and development, including standards for permitted activities to provide for development that is consistent with the natural character of the coastal environment, and with the character and amenity values of coastal settlements.</p>
<p><b>Subdivision, Land Development and Urban Growth</b> (Section 18)</p>	<p><b>Objective SLD1:</b> To ensure subdivision and land development maintains and enhances the character, amenity, natural and visual qualities of the Wairarapa, and protects the efficient and effective operation of land uses and physical resources.</p>	<p><b>Policy SLD1(a):</b> Manage subdivision and land development in a manner that is appropriate for the character and qualities of the environmental zone in which it is located, while recognising that such change may alter the character and qualities.</p> <p><b>Policy SLD1(b):</b> Provide subdivision where it is compatible with the physical characteristics of the site, provided any adverse environmental effects are avoided, remedied or mitigated.</p> <p><b>Policy SLD1(i):</b> Protect the quality, character and values of the Wairarapa's rural environment from the cumulative effects of intensification by limiting subdivision below the rural minimum area standards to situations where there are</p>	<p><b>18.3.16(b):</b> The application of minimum subdivision standards as appropriate to each environmental zone or to each management area within a zone.</p> <p><b>18.3.16(e):</b> Assessment of environmental effects through the resource consent process for subdivision proposals or for land use activities not complying with development standards.</p> <p><b>18.3.16(f):</b> Resource consent conditions to avoid remedy or mitigate the potential adverse effects of consequent land use.</p>

		<p><i>special circumstances that would not create a precedent.</i></p>	
		<p><b><i>Policy SLD1(j):</i></b> <i>In the Rural Coastal Environment Management Area, allotments, particularly where new buildings and structures are likely to be constructed, shall:</i></p> <ul style="list-style-type: none"> <li><i>i. Avoid or mitigate any adverse effects on landscape, natural and amenity values from any buildings, structures and accessways;</i></li> <li><i>ii. Not degrade the natural character of the coastal environment through an inappropriate density, scale and location;</i></li> </ul>	
	<p><b><i>Objective SLD5:</i></b> <i>To sustainably manage and develop the reserve and open space network to cater for current and future community needs and to protect and enhance</i></p>	<p><b><i>Policy SLD5(a):</i></b> <i>Require a reserve contribution from new residential and visitor accommodation development, including rural subdivision creating vacant lots that have the ability to be developed for residential purposes, that is proportionate to the demand for passive and active community recreational requirements arising from the development, including the need to protect the Wairarapa’s key environmental assets such as its coastal margins and natural features.</i></p>	

	<p>significant environmental assets.</p>	<p><b>Policy SLD5(b):</b> Ensure land acquired as a reserve contribution is located and designed to complement the recreational and open space needs and amenity of the District.</p>	
<p><b>General Amenity Values</b> (Section 19)</p>	<p><b>19.3.1 Objective GAV1:</b> To maintain and enhance those general amenity values which make the Wairarapa a pleasant place in which to live and work, or visit.</p>	<p><b>19.3.2 Policy Gav(e):</b> Manage the intensity, location and direction of artificial lighting to avoid light spill and glare onto adjoining sites and roads, and to protect the clarity and brightness of the night sky.</p>	<p><b>19.3.4 Methods:</b></p> <p>(a) Performance standards for permitted activities to maintain general amenity values throughout the Wairarapa.</p> <p>(b) Assessment of environmental effects through the resource consent process for activities that do not comply with performance standards.</p> <p>(c) Conditions on resource consent to control adverse effects of activities.</p> <p><b>Anticipated Environmental Outcome</b></p> <p>(a) The maintenance of amenity values appropriate to the surrounding environment.</p>

			<i>(b) Minimised conflict over amenity between established uses and temporary activities.</i>
--	--	--	---