

# Reverse Sensitivity

Chapter	Objective / Policy
Infrastructure	I-O3 - Infrastructure is protected from incompatible land use, subdivision and development that may result in reverse sensitivity effects to ensure its effective operation, maintenance and upgrading.
	<p>I-P7 - Protect regionally significant infrastructure from the effects of incompatible land use and subdivision, including reverse sensitivity effects, which may compromise the operation and capacity of infrastructure by:</p> <ul style="list-style-type: none"> <li>locating and designing noise sensitive activities to avoid potential reverse sensitivity effects on airports and State Highways;</li> <li>avoiding physical obstructions in take-off, approach, landing and departure paths and runway end protections areas;</li> <li>managing new noise sensitive activities within a defined air noise contour;</li> <li>managing access to the railway corridor, and local, regional and national road network;</li> <li>managing landuse and subdivision activities in proximity to Critical Electricity Lines to:               <ul style="list-style-type: none"> <li>retain the ability for the network utility operator to access, operate, maintain, repair and upgrade the line;</li> <li>ensure that future buildings and building alterations, earthworks, planting tress construction activities do not compromise the effective operation of the electricity distribution network and maintain safe electrical clearance distances under all electricity distribution line operating conditions.</li> </ul> </li> <li>managing land disturbance and activities sensitive to gas transmission to avoid, or mitigate potential adverse effects on, gas transmission pipelines; and</li> <li>managing other activities, through set-backs and design controls where necessary, to achieve appropriate protection of local, regional and nationally significant infrastructure.</li> </ul>
Renewable Electricity Generation	REG-O4 - The ongoing efficient operation, maintenance and upgrading of existing renewable electricity generation activities is enabled, including through avoiding, or otherwise mitigating, the reverse sensitivity effects from sensitive activities in close proximity to community and large-scale renewable electricity activities.
	REG-P8 - Require sensitive activities to be designed and located to avoid to the extent possible, or otherwise mitigate, reverse sensitivity effects on existing or consented community scale and large-scale renewable electricity generation activities.
Transport	<p>TRAN-P3 - Ensure the safe, efficient and well connected operation of the transport network through the management of:</p> <ul style="list-style-type: none"> <li>the subdivision layout, and location of buildings, structures and other potential visual obstructions that may impact on sightlines and the integrity of the road carriageway;</li> <li>the design of access and parking;</li> </ul>

	<p>vehicular access to and from sites;</p> <p>the volume of traffic from land use activities;</p> <p>vehicular, pedestrian, and cyclist needs, including persons with a disability or limited mobility;</p> <p>the adverse cumulative effects of land use and subdivision on the transport network; and</p> <p>reverse sensitivity effects that may impact regionally significant infrastructure.</p>
	<p>TRAN-P5 - Encourage new land uses to support an integrated and diverse transport network by:</p> <p>promoting alternative transport modes;</p> <p>the provision of safe and secure parking facilities for bicycles and associated changing or showering facilities for staff;</p> <p>allocation of parking facilities for motorcycles, car share vehicles, pick/up/drop off areas for ride share services and charging stations for electric vehicles; and</p> <p>supporting the establishment and operation of accommodation and tourism related activities in close proximity to the Pou Herenga Tai Twin Coast Cycle Trail, provided reverse sensitivity effects can be avoided.</p>
Hazardous substances	<p>HS-O2 -Significant hazardous facilities and sensitive activities are managed through separation distances and other methods to avoid to the extent practicable, or otherwise mitigate, reverse sensitivity effects.</p>
	<p>HS-P2 - Require appropriate separation distances between significant hazardous facilities and sensitive activities to avoid where practicable, or otherwise mitigate, reverse sensitivity effects and the risks to people and property.</p>
	<p>HS-P3 - Manage new or expanded significant hazardous facilities and sensitive activities to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>separation distances and other methods to avoid and mitigate risks and adverse effects of significant hazardous facilities on sensitive activities and sensitive environments;</p> <p>separation distances and other methods to avoid or mitigate reverse sensitivity effects between significant hazardous facilities and sensitive activities;</p> <p>the extent to which adverse effects and risks are adequately managed through other legislation and organisations;</p> <p>the type, scale, intensity, duration and frequency of the risks and effects on people, property and the environment;</p> <p>site design and layout of the activity and the ability to internalise effects within the site;</p> <p>any historical, spiritual or cultural association held by tangata whenua, with regards to the matters set out in Policy TW-P6;</p> <p>avoidance or management of risks associated with natural hazards; and</p>

	any potential adverse cumulative effects.
Subdivision	<p>SUB-O1 - Subdivision results in the efficient use of land, which:</p> <p>achieves the objectives of each relevant zone, overlays and district wide provisions;  contributes to the local character and sense of place;  avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;  avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;  does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and  manages adverse effects on the environment.</p>
Noise	NOISE-O2 - New noise sensitive activities are designed and/or located to minimise conflict and reverse sensitivity effects.
Temporary Activities	<p>TA-P4 - Manage temporary activities to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>the ability of surrounding properties to undertake activities provided for by the underlying zone or overlay;  the size, scale and location of the activity and any buildings or structures;  potential reverse sensitivity effects on adjacent zones and on existing infrastructure;  the capacity of the site to cater for onsite infrastructure requirements;  the duration of the event and hours of operation;  the number of persons the event is for, including staffing;  the ability of the supporting roading network to cater for increased traffic;  any noise, lighting and dust adverse effects;  whether there are any permanent effects created by the activity;  the purpose, public benefit and necessity of the temporary network utility;  the function and operational needs of, and the benefits derived from the temporary activity;  any natural hazards; and  any adverse effects on any historic heritage, cultural, or natural environment values, and rural or coastal character.</p>
Treaty Settlement Land Overlay	TSL-P4 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

	<p>consistency with the scale, density, design and character of the environment and purpose of the zone;</p> <p>the location, scale and design of buildings or structures;</p> <p>the positive effects resulting from the economic, social and cultural wellbeing provided by the proposed activity;</p> <p>managing reverse sensitivity effects on adjacent land uses, including:</p> <p>any setbacks, fencing, screening or landscaping required to address potential conflicts with adjacent land uses;</p> <p>the ability of surrounding properties to undertake primary production activities in a rural environment;</p> <p>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</p> <p>the adequacy of roading infrastructure to service the proposed activity;</p> <p>managing natural hazards;</p> <p>any loss of highly productive land;</p> <p>adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</p> <p>any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>
Mineral Extraction Overlay	<p>ME-O2 - Mineral resources and mineral extraction activities are protected from reverse sensitivity and sterilisation effects resulting from subdivision, land use and development.</p>
	<p>ME-P9 - Avoid the potential for reverse sensitivity and land sterilisation effects from land use, development and subdivision activities on existing mineral extraction activities within the Mineral Extraction overlay by requiring setbacks from, and within the Mineral Extraction overlay.</p>
	<p>ME-P10 - Provide for activities ancillary to mineral extraction activities where:</p> <p>the ancillary activity is compatible with and will support the operation of the mineral extraction activity; and</p> <p>the ancillary activity will avoid reverse sensitivity effect on the mineral extraction activity.</p>
Rural Production	<p>RPROZ-O3 - Land use and subdivision in the Rural Production zone:</p> <p>protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;</p> <p>protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;</p> <p>does not compromise the use of land for farming activities, particularly on highly productive land;</p> <p>does not exacerbate any natural hazards; and</p>

	is able to be serviced by on-site infrastructure.
	RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.
	<p>RPROZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>whether the proposal will increase production potential in the zone;  whether the activity relies on the productive nature of the soil;  consistency with the scale and character of the rural environment;  location, scale and design of buildings or structures;  for subdivision or non-primary production activities:  scale and compatibility with rural activities;  potential reverse sensitivity effects on primary production activities and existing infrastructure;  the potential for loss of highly productive land, land sterilisation or fragmentation at zone interfaces:  any setbacks, fencing, screening or landscaping required to address potential conflicts;  the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;  the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;  the adequacy of roading infrastructure to service the proposed activity;  Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;  Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>
Rural Lifestyle	RLZ-P3 - Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zone
Rural Residential	<p>RRZ-O4 - Land use and subdivision in the Rural Residential zone:</p> <p>maintains rural residential character and amenity values;  supports a range of rural residential and small-scale farming activities; and  is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.</p>

	RRZ-P3 - Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in adjacent Rural Production zones and Horticulture zones.
Settlement	RSZ-O4 - Landuse and subdivision in the Settlement zone is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.
	RSZ-P4 - Avoid land use and development in the Settlement zone that results in reverse sensitivity effects either within the zone or on activities adjacent zones.
	<p>RSZ-P5 -Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>the scale, character and amenity of the settlement, in particular impacts on existing residential activities;  siting and design;  cultural and social well-being, including health and safety;  potential reverse sensitivity effects both within the settlement and on adjacent zones;  its location within or adjoining to the settlement; and  the vitality and viability of nearby urban environments.  the capacity of the site to cater for on-site infrastructure associated with the proposed activity;  the adequacy of roading infrastructure to service the proposed activity;  managing natural hazards;  any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and  any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>
Light Industrial	<p>LIZ-O1 - The Light Industrial zone is utilised for the efficient operation of light industrial activities and is managed to ensure its long-term protection, including from:</p> <p>land fragmentation;  land sterilisation; and  reverse sensitivity effects.</p>
	LIZ-P6 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

	<p>consistency with the scale, density, design and character of the light industrial environment and purpose of the zone;  the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading;  for non-industrial activities:  scale and compatibility with industrial activities;  potential reverse sensitivity effects on industrial activities.  at zone interfaces:  any setbacks, fencing, screening or landscaping required to address potential conflicts;  any adverse effects on the character and amenity of adjacent zones.  the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including:  opportunities for low impact design principles;  management of three waters infrastructure and trade waste such as industrial by-products.  managing natural hazards;  the adequacy of roading infrastructure to service the proposed activity;  any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and  any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>
Heavy Industrial	<p>HIZ-O1 - The Heavy Industrial zone is utilised for the efficient operation of heavy industrial activities and is managed to ensure its long-term protection, including from:</p> <p>land fragmentation;  land sterilisation; and  reverse sensitivity effects.</p>
	<p>HIZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>consistency with the scale, density, design and character of the heavy industrial environment and purpose of the zone;  the location, scale and design of buildings and structures, outdoor storage areas, parking and internal roading;  for non-industrial activities:  scale and compatibility with industrial activities;</p>

	<p>potential reverse sensitivity effects on industrial activities;</p> <p>at zone interfaces:</p> <p>any setbacks, fencing, screening or landscaping required to address potential conflicts;</p> <p>any adverse effects on the character and amenity of adjacent zones;</p> <p>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including:</p> <p>opportunities for low impact design principles;</p> <p>management of three waters infrastructure and trade waste such as industrial by-products;</p> <p>managing natural hazards;</p> <p>the adequacy of roading infrastructure to service the proposed activity;</p> <p>any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and</p> <p>any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>
Airport Zone	<p>AIRPZ-P4 - Manage the fragmentation of land within the defined Airport zone to ensure the long-term viability of the airports and avoid potential reverse sensitivity effects that may arise from the use and development of that land.</p>
	<p>AIRPZ-P5 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>the public benefit of the proposed activity;</p> <p>the siting and design of buildings, structures, outdoor storage areas, parking, internal roading and vegetation;</p> <p>land fragmentation;</p> <p>any adverse effects on the character and amenity of adjacent zones;</p> <p>any reverse sensitivity effects on adjacent sites;</p> <p>the level of noise emissions and light spill;</p> <p>the temporary or permanent nature of any adverse effects;</p> <p>the need for and location of earthworks and vegetation clearance;</p> <p>the provision of low impact design principles; and</p> <p>the likelihood of the activity creating or exacerbating a natural hazard.</p>
Carrington Estate	<p>CAR-P6 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of any approved Carrington Estate Development Plan and Schedule, and consideration of the following matters where relevant to the application:</p>



	<p>the ability to accommodate on-site infrastructure;</p> <p>the siting, scale and design;</p> <p>the natural character of the coastal environment;</p> <p>any significant risk from natural hazards;</p> <p>any historic heritage or biodiversity values;</p> <p>any historical, spiritual or cultural association held by tangata whenua with regard to the matters set out in Policy TW-P6;</p> <p>cultural and social well-being, including health and safety;</p> <p>any SNA, ONL or high natural character area; and</p> <p>potential reverse sensitivity effects both within the zone and on adjacent zones.</p>
Horticulture	<p>HZ-O3 - Land use and subdivision in the Horticulture zone:</p> <p>avoids land sterilisation that reduces the potential for highly productive land to be used for a horticulture activity;</p> <p>avoids land fragmentation that comprises the use of land for horticultural activities;</p> <p>avoids any reverse sensitivity effects that may constrain the effective and efficient operation of primary production activities;</p> <p>does not exacerbate any natural hazards;</p> <p>maintains the rural character and amenity of the zone;</p> <p>is able to be serviced by on-site infrastructure.</p>
	<p>HZ-P4 - Ensure residential activities are designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on horticulture activities, including adverse effects associated with dust, noise, spray drift and potable water collection.</p>
	<p>HZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>whether the proposal will increase production potential in the zone;</p> <p>whether the activity relies on the productive nature of the soil;</p> <p>consistency with the scale and character of the rural environment;</p> <p>location, scale and design of buildings or structures;</p> <p>for subdivision or non-primary production activities:</p> <p>scale and compatibility with rural activities;</p>

	<p>potential reverse sensitivity effects on primary production activities and existing infrastructure;</p> <p>the potential for loss of highly productive land, land sterilisation or fragmentation</p> <p>at zone interfaces:</p> <p>any setbacks, fencing, screening or landscaping required to address potential conflicts;</p> <p>the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;</p> <p>the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;</p> <p>the adequacy of roading infrastructure to service the proposed activity;</p> <p>Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;</p> <p>Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>
Horticulture Processing Facilities	<p>HPFZ-O4 - Land use and subdivision in the Horticulture Processing Facilities zone avoids any reverse sensitivity issues that may occur within the zone and at the zone interface.</p>
Māori purpose	<p>MPZ-P4 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>consistency with the scale, density, design and character of the environment and purpose of the zone;</p> <p>the location, scale and design of buildings and structures;</p> <p>the positive effects resulting from the economic, social and cultural wellbeing provided by the proposed activity.</p> <p>at zone interfaces:</p> <p>any setbacks, fencing, screening or landscaping required to address potential conflicts;</p> <p>managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;</p> <p>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</p> <p>the adequacy of roading infrastructure to service the proposed activity;</p> <p>managing natural hazards;</p> <p>any loss of highly productive land;</p> <p>adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</p>

	any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
Ngawha Innovation and Enterprise Park	<p>NIEP-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>historic heritage, cultural values, indigenous biodiversity, landscape, and natural value;</p> <p>the bulk and scale of buildings, structures, outdoor storage;</p> <p>effects on amenity within the NIEP zone and surrounding environment, including effects from number of employees on site, noise, hours of operation, lighting, and signage;</p> <p>parking and loading requirements;</p> <p>traffic generation, and the standard of roading and access; including limiting the type, volume and circulation of traffic within the NIEP zone and surrounding traffic network, particularly on Wallis Road;</p> <p>stormwater effects, including impacts on the NIEP zone's reticulated network, flooding hazards, overland flow paths and surrounding catchments;</p> <p>provision of any easements required for electricity, communications, media, access and any covenanted areas required to be protected based on the NIEP Design Guidelines;</p> <p>stormwater management (including provision for low impact design principles), wastewater management, and water supply management (including firefighting supply);</p> <p>the stability of land, buildings and infrastructure;</p> <p>erosion, dust, sediment and contaminant controls;</p> <p>the management of trade waste;</p> <p>public health and safety;</p> <p>risks from natural hazards;</p> <p>potential reverse sensitivity effects between activities within the NIEP zone and at the zone interface; and</p> <p>the temporary or permanent nature of any adverse effects.</p>