

3.3.2 LAND AND DEVELOPMENT

Outcome Sought (Objectives)	Solutions (Policies)	Implementation (Methods) Refer to the following sets of controls and reasons for chosen methods	Explanations and Reasons for Objectives and Policies
<p>O2 To manage all activities in a manner that maintains and enhances the District's good quality soils and to ensure that the productive capability of rural land is not compromised.</p>	<p>P1 Subdivision, use or development must minimise the coverage of good quality soils.</p> <p>P2 To limit fragmentation of titles and the establishment of houses on high quality soils so as to conserve the land for the use of future generations.</p> <p>P3 To avoid, remedy or mitigate the effects of rural-residential development through the consideration of the natural and physical resources including roading, drainage, conservation, any hazards, and effects incompatible with other activities.</p>	<ul style="list-style-type: none"> • Activity Table, Section <u>Section 2</u> • Subdivision <u>Section 6</u> • Other Methods <u>Section 13</u> 	<p><i>The policy ensures that a landform be created that is in character and appropriate.</i></p> <p><i>The specific elements listed should enable a range of vegetation to grow and avoids derelict land and the potential for land to be left untreated.</i></p> <p><i>Land should not be left open to the elements such as intensive rain or wind which generates erosion. Restoration should be done on a rotational basis as each land area is worked.</i></p> <p><i>Sections 5-7 of the Act refer to the life supporting capacity nature of land and the need to enable efficient use and development of the land resource.</i></p> <p><i>Objective 2 recognises the need to conserve the good quality land resource (Class I, II and III) whilst providing housing opportunities for future generations including the needs of Maori people. Hapu with good quality lands are not to lose</i></p>

			<p><i>the opportunity for papakainga housing entirely. There is recognition of the desirability by some sectors of the community to live in rural areas.</i></p> <p><i>Good management of the housing opportunities will avoid, remedy or mitigate potential land loss, waste disposal, and access issues.</i></p>
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