



FORM 5

SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION UNDER CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT, 1991

To: Upper Hutt City Council
From: Ministry of Education - Te Tāhuhu o Te Mātauranga ('the Ministry')
Date: 17 November 2023
Subject: Submission on Upper Hutt City Council Plan Change 50 – Rural Review

Introduction/ Background

Thank you for the opportunity to submit on Plan Change 50 ('PC50') which is Upper Hutt City Council's ('the Council') review of the Rural Chapters contained in the Operative District Plan 2004 ('district plan').

The Ministry of Education - Te Tāhuhu o Te Mātauranga ('the Ministry') is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses, plan changes, notified resource consents, population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility not only for all State schools owned by the Crown, but also those State schools that are not owned by the Crown, such as designated character schools and State-integrated schools. For the Crown-owned State school, this involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increasing demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets within Upper Hutt.

The Ministry's submission is:

The Ministry has an obligation to provide educational facilities, such as schools, to service exiting rural communities and future residents in rural locations. The provisions of PC50 either directly or indirectly have the potential to impact on the Ministry's interests and ability to achieve its purpose within the rural areas of Upper Hutt. In this context:

- The Council proposes to introduce a new definition to the district plan through PC50, being 'sensitive activities', which aims to protect educational facilities (amongst others) from being adversely impacted from the effects of nearby land uses, particularly those found within the rural environment. The Ministry is **supportive** of this definition.

- The Ministry requests that term 'educational facilities' is used when describing what activities are enabled by particular policies and in rules relating to educational facilities, as the definition of educational facilities also include educational activities and early childhood centres.
- Although the Ministry relies primarily on the designation process to establish new educational facilities, not all educational facilities are designated, and therefore the provisions proposed in PC50 are important for the Ministry to consider. With this in mind, the Ministry is recommending some amendments and retentions to PC50 (**Appendix 1**).

The Ministry seeks the following from the Upper Hutt City Council:

The Ministry is supportive on PC50 in its current form if the following relief and amendments requested can be accepted.

The Ministry's requested relief on PC50 is outlined in **Appendix 1** to this submission. Council's amendments as part of PC50 are shown in **black**. The Ministry's requested amendments are shown in **red**. Additions are shown as underlines (underlines) and deletions as strikethroughs (~~strikethrough~~).

If you have any questions, please contact the undersigned on behalf of the Ministry.

Zach Chisam

Planner

Beca Limited

04 460 1775

Zach.Chisam@beca.com AND moe.submissions@beca.com

Appendix 1 – The Ministry of Education’s Submission on Upper Hutt City Council’s Plan Change 50

Council’s amendments as part of PC50 are shown in **black**. The Ministry’s requested amendments are shown in **red**. Additions are shown an underline (underline) and deletions as a strikethrough (~~strikethrough~~).

ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Reason for Submission	Relief Sought
Definitions					
1.	Definitions	<p>Sensitive activities</p> <p>means activities which are more sensitive to noise, dust, spray, residue, odour or visual effects of nearby activities including</p> <ul style="list-style-type: none"> a) residential activities; b) visitor accommodation; c) educational facilities; d) medical facilities 	Support	The Ministry supports the inclusion of educational facilities into this definition which aims to protect educational facilities from being adversely impacted from the effects of nearby land uses, particularly those found within the rural environment.	Retain as proposed
GRUZ – General Rural Zone					
2.	GRUZ-O1	<p>Purpose of the General Rural Zone</p> <p>A range of farming activities rural industry, forestry, rural living and associated activities are enabled.</p>	Support in part	<p>The Ministry acknowledges the purpose of the General rural zone as predominantly being used for primary production activities. Activities that support primary production including associated rural industry and activities that require a rural location are also anticipated by this objective, which could include educational facilities.</p> <p>However, the Ministry requests that the term associated in the objective be amended to appropriate to be consistent with the wording used in policy GRUZ-P1.</p>	<p>Purpose of the General Rural Zone</p> <p>A range of farming activities rural industry, forestry, rural living and associated <u>appropriate</u> activities are enabled.</p>
3.	GRUZ-P1	<p>Appropriate Activities</p> <p>Enable activities that are compatible with the purpose of the General rural zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</p> <ul style="list-style-type: none"> 1. farming activities and rural industry and ancillary activities; 	Support in part	<p>Educational facilities tend to be located in environments which have a growing population and can support role growth of existing schools or necessitate the need to provide for new schools. This may include rural zones.</p> <p>The Ministry requests the amendment of policy GRUZ-P1 to include educational facilities as an appropriate activity. The Ministry considers</p>	<p>Appropriate Activities</p> <p>Enable activities that are compatible with the purpose of the General rural zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</p>

ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Reason for Submission	Relief Sought
		<ol style="list-style-type: none"> 2. rural residential activities; 3. small scale commercial activities which support or are ancillary to farming activities and residential activities, including visitor accommodation, farm stay, rural produce retail and home businesses; 4. rural tourism which contributes to the vitality and resilience of the District's economy; or 5. passive recreation activities. <p>where they:</p> <ol style="list-style-type: none"> 1. provide for varying forms, scale, and separation of buildings and structures, including additions and alterations 2. manage the density and location of residential development; 3. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available; 4. will not compromise the efficiency of the transport network; 5. manage reverse sensitivity effects on sensitive activities; and 7. minimise adverse effects on the environment. 		that educational facilities are an appropriate activity to be located within the General rural zone as they are an operational need to respond to population growth if existing school rolls cannot accommodate the growth.	<ol style="list-style-type: none"> 1. farming activities and rural industry and ancillary activities; 2. rural residential activities; 3. small scale commercial activities which support or are ancillary to farming activities and residential activities, including visitor accommodation, farm stay, rural produce retail and home businesses; 4. <u>4.</u> educational facilities; 5. <u>5.</u> rural tourism which contributes to the vitality and resilience of the District's economy; or 6. <u>6.</u> passive recreation activities. <p>where they:</p> <ol style="list-style-type: none"> 1. provide for varying forms, scale, and separation of buildings and structures, including additions and alterations 2. manage the density and location of residential development; 3. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available; 4. will not compromise the efficiency of the transport network; 5. manage reverse sensitivity effects on sensitive activities; and 6. minimise adverse effects on the environment.
4.	GRUZ-P3	<p>Inappropriate activities</p> <p>Limit activities which;</p> <ol style="list-style-type: none"> 1. are incompatible with the purpose, character and amenity values of the General rural zone; 2. may generate reverse sensitivity effects and/or conflict with permitted activities in the zone; or 3. will result in development of an urban scale or density. 	Support	The Ministry supports the inclusion of policy GRUZ-P3 as it discourages inappropriate activities, not anticipated by the planning framework, that conflict with the purpose of the General rural zone, adversely impact the character and established amenity of the General rural zone, and potentially generate reverse sensitivity effects.	Retain as proposed
5.	GRUZ-R20	<p>Discretionary activities</p> <p>Educational facilities, educational activities, and early childhood centres.</p>	Support	The Ministry supports this rule as it provides an opportunity for educational facilities to be located within this zone. Educational facilities fall within rule GRUZ-R20 as a Discretionary	Retain as proposed

ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Reason for Submission	Relief Sought
				<p>activity and will be required to apply for resource consent under this rule.</p> <p>The Ministry acknowledges the primary purpose of the General rural zone as being able to provide for predominantly primary production activities and activities that support primary production and its rural amenity. The Ministry considers the Discretionary activity status for educational facilities within the General rural zone to be reasonable.</p>	
RPROZ – Rural Production Zone					
6.	RPROZ-O1	<p>Purpose of the Rural Production Zone</p> <p>Highly productive land is available for primary production activities.</p>	Support	The Ministry acknowledges the purpose of the Rural Production zone is to ensure that highly productive land is available for primary production activities (which includes farming) along with small-scale home-based businesses, rural produce retail and recreation or conservation activities.	Retain as proposed
7.	RPROZ-P1	<p>Appropriate activities</p> <p>Enable activities that are maintain the productive capacity of highly productive land in the Rural production zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</p> <ol style="list-style-type: none"> 1. farming activities and ancillary activities; 2. rural residential activities; 3. farm stay, rural produce retail and home businesses which support or are ancillary to farming activities and residential activities; or 4. passive recreation activities: <p>where they:</p> <ol style="list-style-type: none"> 1. provide for varying forms, scale, and separation of buildings and structures, including additions and alterations 2. manage the density and location of residential development; 	Support in part	<p>Educational facilities tend to be located in environments which have a growing population and can support role growth, and in some cases, they can be located within the Rural Production zone.</p> <p>The Ministry requests the amendment of policy RPROZ-P1 to include educational facilities as an appropriate activity. The Ministry considers that educational facilities are an appropriate activity to be located within the Rural Production zone as they are an operational need to respond to population growth if existing school rolls cannot accommodate the growth. Education facilities should be enabled provided they are consistent with the policy framework.</p>	<p>Appropriate activities</p> <p>Enable activities that are maintain the productive capacity of highly productive land in the Rural production zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</p> <ol style="list-style-type: none"> 1. farming activities and ancillary activities; 2. rural residential activities; 3. educational facilities; 3. 4. farm stay, rural produce retail and home businesses which support or are ancillary to farming activities and residential activities; or 4. 5. passive recreation activities: <p>where they:</p> <ol style="list-style-type: none"> 1. provide for varying forms, scale, and separation of buildings and structures, including additions and alterations 2. manage the density and location of residential development;

ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Reason for Submission	Relief Sought
		<ol style="list-style-type: none"> 3. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available; 4. will not compromise the efficiency of the transport network; 5. manage reverse sensitivity effects on sensitive activities; 6. minimise adverse effects on the environment; and 7. do not compromise the productive capacity of highly productive land 			<ol style="list-style-type: none"> 3. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available; 4. will not compromise the efficiency of the transport network; 5. manage reverse sensitivity effects on sensitive activities; 6. minimise adverse effects on the environment; and 7. do not compromise the productive capacity of highly productive land
8.	RPROZ-P8	<p>Inappropriate activities</p> <p>Limit activities which:</p> <ol style="list-style-type: none"> 1. are incompatible with the purpose, character and amenity values of the Rural production zone; 2. will result in the loss of productive capacity of highly productive land; 3. may generate reverse sensitivity effects and/or conflict with permitted activities in the zone; or 4. will result in development of an urban scale or intensity 	Support	The Ministry supports the inclusion of policy RPROZ-P8 as it discourages the development of inappropriate activities, not anticipated by the planning framework, that conflict with the anticipated character, amenity of the Rural Production zone, generate reverse sensitivity effects, and result in the further fragmentation of highly productive soils.	Retain as proposed
9.	RPROZ-R21	<p>Discretionary activities</p> <p>Educational facilities, educational activities, and early childhood centres.</p>	Support in part	<p>The Ministry supports this rule as it provides an opportunity for educational facilities to be located within the Rural Lifestyle zone. Educational facilities fall within rule RPROZ-R21 as a Discretionary activity and will be required to apply for resource consent under this rule.</p> <p>The Ministry acknowledges the primary purpose of the Rural Production zone ensure that highly productive land is available for primary production activities. The Ministry considers the Discretionary activity status for Educational Facilities to be reasonable for this zone.</p> <p>However, the Ministry requests that the rule be amended to just the term educational facilities. The District Plan already provides for a definition of educational facilities, which includes educational activities, and early childhood centres.</p>	<p>Discretionary activities</p> <p>Educational facilities , educational activities, and early childhood centres.</p>

ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Reason for Submission	Relief Sought
RLZ – Rural Lifestyle Zone					
10.	RLZ-O1	<p>The purpose of the Rural lifestyle zone</p> <p>The Rural lifestyle zone is predominantly for rural residential living within a rural environment while still enabling small scale non-intensive farming activities to occur.</p>	Support	The Ministry is supportive of objective RLZ-O1 as it specifies the purpose of the Rural lifestyle zone as enabling people to live in a rural setting by allowing small scale rural production and residential activities to occur.	Retain as proposed
11.	RLZ-O4	<p>Non residential activities</p> <p>Non-residential activities that support the community's social, economic and cultural well-being are provided at a scale and intensity that is compatible with the purpose of the zone.</p>	Support	The Ministry is supportive of the inclusion of objective RLZ-O4 as it recognises that non-residential uses may establish in the zone, and that these will support the community's social, economic and cultural well-being.	Retain as proposed
12.	RLZ-P1	<p>Appropriate activities</p> <p>Enable activities that are compatible with the purpose of the Rural lifestyle zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</p> <ol style="list-style-type: none"> 1. farming activities and ancillary activities; 2. rural residential activities; 3. small scale commercial or non-residential activities which support or are ancillary to farming activities and residential activities, including visitor accommodation, farm stay, rural produce retail and home businesses; 4. educational facilities, educational activities and early childhood centres; 5. rural tourism which contributes to the vitality and resilience of the District's economy; or 6. passive recreation activities; <p>where they:</p> <ol style="list-style-type: none"> 1. support the social, economic and cultural needs of the community; 2. provide for varying forms, scale, and separation of buildings and structures, including additions and alterations 	Support in part	<p>The Ministry is supportive of the inclusion of policy RLZ-P1 as it identifies those activities which are considered appropriate to be located within the Rural Lifestyle zone, such as educational facilities.</p> <p>Educational facilities tend to be located in environments which have a growing population and can support role growth. In some cases, educational facilities can be located within the Rural Lifestyle zone.</p> <p>The Ministry requests that point 4 of the enabled activities be amended to just educational facilities. The District Plan already provides for a definition of educational facilities, which includes the other specified activities.</p>	<p>Appropriate activities</p> <p>Enable activities that are compatible with the purpose of the Rural lifestyle zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</p> <ol style="list-style-type: none"> 1. farming activities and ancillary activities; 2. rural residential activities; 3. small scale commercial or non-residential activities which support or are ancillary to farming activities and residential activities, including visitor accommodation, farm stay, rural produce retail and home businesses; 4. educational facilities, educational activities and early childhood centres; 5. rural tourism which contributes to the vitality and resilience of the District's economy; or 6. passive recreation activities; <p>where they:</p> <ol style="list-style-type: none"> 1. support the social, economic and cultural needs of the community;

ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Reason for Submission	Relief Sought
		<ol style="list-style-type: none"> 3. manage the density and location of residential development; 4. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available; 5. will not compromise the efficiency of the transport network; 6. manage reverse sensitivity effects on sensitive activities; and 7. minimise adverse effects on the environment. 			<ol style="list-style-type: none"> 2. provide for varying forms, scale, and separation of buildings and structures, including additions and alterations 3. manage the density and location of residential development; 4. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available; 5. will not compromise the efficiency of the transport network; 6. manage reverse sensitivity effects on sensitive activities; and <p>minimise adverse effects on the environment.</p>
13.	RLZ-P6	<p>Inappropriate activities</p> <p>Limit activities which:</p> <ol style="list-style-type: none"> 1. are incompatible with the purpose, character and amenity values of the Rural lifestyle zone; 2. may generate reverse sensitivity effects and/or conflict with permitted activities in the zone; 3. will result in development of an urban scale or intensity; or 4. includes avoiding industrial activities, intensive farming, quarrying activities or cleanfill areas to maintain the amenity values of the Rural lifestyle zone. 	Support	The Ministry supports the inclusion of policy RLZ-P6 as it discourages the development of inappropriate activities, not anticipated by the planning framework that conflict with the anticipated character, amenity of the Rural Lifestyle zone and generate reverse sensitivity effects.	Retain as proposed
14.	RLZ-R9	<p>Permitted Activity</p> <p>Educational facilities, educational activities and early childhood centres.</p>	Support in part	<p>The Ministry is supports rule RLZ-R9 which provides for educational facilities as a Permitted Activity. Educational facilities are located in areas to accommodate growth. The Rural Lifestyle zone is located generally on the periphery of the city, although there are discrete pockets unconnected to the urban area.</p> <p>However, the Ministry requests that the rule be amended to just the term educational facilities. The District Plan already provides for a definition of educational facilities, which includes educational activities, and early childhood centres.</p>	<p>Permitted Activity</p> <p>Educational facilities , educational activities and early childhood centres.</p>

ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Reason for Submission	Relief Sought
15.	RLZ-P21	<p>Discretionary Activity</p> <p>Activities listed as permitted which do not comply with the relevant standards in this chapter, and activities not listed in this table unless otherwise covered in the District-wide matters of the Plan.</p>	Support	Considering this, the Ministry regards the flow from a Permitted to Discretionary activity appropriate where the permitted activity standards for the Rural Lifestyle zone are not met for the establishment of educational facilities.	Retain as proposed
SETZ – Settlement Zone					
16.	SETZ-O1	<p>Purpose of the Settlement Zone</p> <p>Small settlements that create a focal point for the rural community and are used predominantly for a cluster of residential activities, commercial activities, light industrial and/or community activities that are located in rural areas.</p>	Support	The Ministry is supportive of the inclusion of objective SETZ-O1 if education facilities are continued to be provided for in policy SETZ-P1.	Retain as proposed
17.	SETZ-P1	<p>Appropriate activities</p> <p>Enable activities that are compatible with the purpose of the Settlement zone, while ensuring the design, scale and intensity is appropriate, including:</p> <ol style="list-style-type: none"> 1. residential activities; 2. small scale commercial activities or non-residential activities which support or are ancillary to farming activities and residential activities, including visitor accommodation, farm stay, rural produce retail and home businesses; 3. educational facilities, educational activities and early childhood centres; or 4. marae and community facilities. <p>where they</p> <ol style="list-style-type: none"> 1. provide for varying forms, scale and separation of buildings and structures, including additions and alterations; 2. manage the density and location of residential development; 3. enable residents to meet some convenience needs; 4. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available; 	Support in part	<p>The Ministry is supportive of the inclusion of policy SETZ-P1 as it identifies those activities which are considered appropriate to be located within the Settlement zone, such as educational facilities.</p> <p>Educational facilities tend to be located in environments which have a growing population and can support role growth. In some cases, educational facilities can be located within the Settlement zone.</p> <p>The Ministry requests that point 4 of the enabled activities be amended to just educational facilities. The District Plan already provides for a definition of educational facilities, which includes the other specified activities.</p>	<p>Appropriate activities</p> <p>Enable activities that are compatible with the purpose of the Settlement zone, while ensuring the design, scale and intensity is appropriate, including:</p> <ol style="list-style-type: none"> 1. residential activities; 2. small scale commercial activities or non-residential activities which support or are ancillary to farming activities and residential activities, including visitor accommodation, farm stay, rural produce retail and home businesses; 3. educational facilities, educational activities and early childhood centres; or 4. marae and community facilities. <p>where they</p> <ol style="list-style-type: none"> 1. provide for varying forms, scale and separation of buildings and structures, including additions and alterations; 2. manage the density and location of residential development; 3. enable residents to meet some convenience needs; 4. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available;

ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Reason for Submission	Relief Sought
		<ul style="list-style-type: none"> 5. will not compromise the efficiency of the transport network; 6. manage reverse sensitivity effects on sensitive activities; and 7. minimise adverse effects on the environment. 			<ul style="list-style-type: none"> 5. will not compromise the efficiency of the transport network; 6. manage reverse sensitivity effects on sensitive activities; and 7. minimise adverse effects on the environment.
18.	SETZ-R9	<p>Permitted Activities</p> <p>Educational facilities, educational activities including early childhood centres complying with SETZ-S11.</p>	Support in part	<p>The Ministry is supports rule SETZ-R9 which provides for educational facilities as a Permitted Activity, provided it complies with SET-S11. Educational facilities are located in areas to accommodate growth. The Settlement zone is concentrated to two areas (Maymorn and MacLaren Street) currently providing for low-density rural-residential development.</p> <p>However, the Ministry requests that the rule be amended to use the term educational facilities. The District Plan already provides for a definition of educational facilities, which includes educational activities, and early childhood centres.</p>	<p>Permitted Activities</p> <p>Educational facilities, educational activities including early childhood centres complying with SETZ-S11.</p>
19.	SETZ-S11	<p>Standards for Permitted Activities</p> <p>Commercial activities and educational facilities</p> <ul style="list-style-type: none"> 1. the activity does not exceed gross floor area of 150m²; 2. hours of operation shall be from 7 am to 7 pm at all times; 3. areas used for outdoor storage of equipment and goods must: <ul style="list-style-type: none"> a. be setback a minimum of 5m from all boundaries; b. be screened from residential units on adjoining properties and roads by continuous evergreen planting to a minimum height of 2m above ground level c. ensure any stored equipment or goods does not exceed the height of the screening; and d. not be located in any front yard; and 4. the maximum number of students at an educational facility must not exceed 12 at any time. 	Support in part	<p>The Ministry supports the inclusion of educational facilities in the Settlement Zone as a permitted activity and considers that educational facilities should be provided for around existing communities and where there is potential for a population to develop.</p>	<p>Standards for Permitted Activities</p> <p>Commercial activities and educational facilities</p> <ul style="list-style-type: none"> 1. the activity does not exceed gross floor area of 150m²; 2. hours of operation shall be from 7 am to 7 pm at all times; 3. areas used for outdoor storage of equipment and goods must: <ul style="list-style-type: none"> a. be setback a minimum of 5m from all boundaries; b. be screened from residential units on adjoining properties and roads by continuous evergreen planting to a minimum height of 2m above ground level c. ensure any stored equipment or goods does not exceed the height of the screening; and d. not be located in any front yard; and 4. the maximum number of students at an educational facility must not exceed 12 at any time.

ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Reason for Submission	Relief Sought
20.	SETZ-R22	<p>Discretionary Activity</p> <p>Activities listed as permitted which do not comply with the relevant standards in this chapter, and activities not listed in this table unless otherwise covered in the Districtwide matters of the Plan.</p>	Oppose	<p>The Ministry opposes the flow from a Permitted to Discretionary activity for education facilities that do not comply with SETZ-S11.</p> <p>The Ministry requests that educational facilities are enabled in the Settlement Zone to serve the educational needs of the community and suggests a Restricted Discretionary activity status is enabled. Matters of discretion should be limited to matters of relevance and have been duplicated from the matters of discretion for educational facilities elsewhere in the plan (Council's IPI).</p>	see below
21.	New provision		New provision		<p>Restricted Discretionary Activity</p> <p>SETZ – xxxx</p> <p>Educational facilities which do not meet the permitted activity standards.</p> <p>Council will restrict its discretion to:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Settlement Zone or adjacent properties. 2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Settlement Zone. 3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Settlement Zone. 4. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.