

**BEFORE THE CENTRAL HAWKES BAY DISTRICT COUNCIL
HEARINGS PANEL OF COMMISSIONERS**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER Te Mata Mushrooms Company
(Submitter no 102) on the Proposed
Central Hawke's Bay Council District
Plan Review

STATEMENT OF EVIDENCE OF Claire Price (PLANNING),

Hearing 3 (Rural)

Evidence date: 27th May 2022

Hearing Commencement date: 15th June 2022

1.0 QUALIFICATIONS AND EXPERTISE

- 1.1 My name is Claire Price, and I am a Senior Planner at Stradegy Planning Limited, a private planning firm in Hawkes Bay. I hold the qualifications of Bachelor of Resource and Environmental Planning (Hons). I am a Full Member of the New Zealand Planning Institute. I have been a planning consultant based in Hawkes Bay, Wellington and Christchurch for over thirteen (13) years, providing consultancy services for a wide range of clients. Prior to private consultancy I was a planner at Whangarei District Council, Wellington City Council and Selwyn District Council, where I did both consent processing and policy planning.
- 1.2 I was engaged by Te Mata Mushrooms Company (TMMC) to prepare a submission to the Central Hawkes Bay Proposed District Plan in August 2021.
- 1.3 In this matter, I now seek to follow up how key submission points have progressed in Council officer recommendations as set out in the Section 42A Report, Volume 1 -4 for the Rural Hearing 3.

2.0 CODE OF CONDUCT

- 2.1 I have read the Code of Conduct for Expert Witnesses issued as part of the Environment Court Practice Notes. I agree to comply with the code and am satisfied the matters I address in my evidence are within my expertise. I am not aware of any material facts that I have omitted that might alter or detract from the opinions I express in my evidence.

3.0 SCOPE OF EVIDENCE

- 3.1 My evidence will address the following:
- a) A brief statement to give context for the TMMC submission points on the rural provisions.
 - b) My view on the recommendations made in the Section 42A Reports on TMMC's submissions; where I agree or disagree.
 - c) The matters that I disagree with, I offer my opinion with suggested changes to the recommended amendments to the rural provisions.

4.0 TE MATA MUSHROOMS SUBMISSIONS (RURAL HEARING 3)

- 4.1 The submission points from Te Mata Mushrooms Company (TMMC) in relation to rural matters covered in the Section 42A report, Volume 1 – 4, have been tracked as set out in Table 1 and included in Appendix 1 of my evidence.
- 4.2 Since the development of the TMMC submission, TMMC only seek to concentrate on the key matters pertaining to intensive primary production as this relates to Rural Production Zone. To that end, all submission points on the General Rural Zone or those relating to the provision of rural industry and rural service activities shall not be actively pursued by TMMC.
- 4.3 TMMC's interests going forward are listed below:
 - 4.3.1 The activity status for an Intensive Primary Production (IPP) activity not complying with the 200m setback from a property boundary is more appropriate as a Restricted Discretionary Activity, rather than as a non-complying activity.
 - 4.3.2 More specific policy recognition for IPP activities, including the economic benefit they bring to the local community.
 - 4.3.3 Add in new Objectives about the character and amenity of the rural environments of the Rural Production Zone to reflect the change that may occur over time from new buildings and structures from primary production activities, including IPP and ancillary activities.

5.0 SECTION 42A HEARINGS REPORT

- 5.1 I accept majority of the recommendations set out in the Section 42A reports and the areas of departure are minor wording changes that I consider to be within scope of the TMMC submissions and continue to achieve the planning framework recommended by the Officers.
- 5.2 The matters where I do not agree and offer wording changes are set out in the table below and expanded upon in the Sections 6 to 9 of this evidence.

PROPOSED DISTRICT PLAN PROVISION(S)	SUBMISSION POINT NO.	OPPOSE/SUPPORT	RELIEF / DECISION SOUGHT	SECTION 42A REPORT / COMMENTS on RECOMMENDATION (Claire Price)
<i>Part 2 – District-Wide Matters</i>				
<i>Strategic Direction – RLR Rural Land Resource</i>				
<i>Issues</i>				
RLR-I1 Incremental Loss of Highly Productive Land <i>Land fragmentation and development that leads to the incremental and irreversible loss of highly productive land for primary production.</i>	S102.011	Support	Retain	Key issue 1, Vol 1 ACCEPT IN PART COMMENTS (Claire Price) Seek minor amendments.
<i>Part 2 – District-Wide Matters</i>				
<i>Strategic Direction – RLR Rural Land Resource</i>				
<i>Objectives</i>				
RLR-O2 <i>The primary production role and associated amenity of the District's rural land resource is retained, and is not compromised</i>	S102.013	Support in part	Amend Objective RLR-02 <i>The primary production role, <u>lawfully established rural industries and intensive rural production activities</u> and</i>	Key issue 15, Vol 1 REJECT

PROPOSED DISTRICT PLAN PROVISION(S)	SUBMISSION POINT NO.	OPPOSE/SUPPORT	RELIEF / DECISION SOUGHT	SECTION 42A REPORT / COMMENTS on RECOMMENDATION (Claire Price)
<i>by inappropriate subdivision, use and development.</i>			<i>associated amenity of the District's rural land resource is retained, and is not compromised by inappropriate subdivision, use and development.</i>	COMMENTS (Claire Price) Accepting the reporting officers' explanation of keeping this objective broad, there is an expectation to see intensive primary production activities featuring more explicitly in the relevant rural zone framework, refer to submission points (S102.063).
<i>Part 3 – Area Specific Matters</i>				
<i>Zones – RPROZ – Rural Production Zone</i>				
<i>Objectives</i>				
RPROZ -O4 <i>The predominant character of the Rural Production Zone is maintained, which includes:</i> <ol style="list-style-type: none"> <i>1. low-density built form, with open space and few structures;</i> <i>2. a predominance of rural and land-based primary production activities and associated buildings, such as barns and sheds, and artificial crop protection</i> 	S102.063 S102.088	Support in part	Add new Objective after GRUZ-02 as follows: <u>The character of the General Rural Zone may change in areas where the land supports the following activities:</u> <ol style="list-style-type: none"> <u>primary production activities,</u> <u>intensive primary production activities,</u> <u>rural industry and service activities,</u> 	Key Issue 15 (s102.063) REJECT Key Issue 4 (s102.088) Accept in part COMMENTS (Claire Price) To be consistent refer to 'intensive primary production activities'.

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<p><i>structures and crop support structures;</i></p> <p>3. <i>sounds and smells associated with legitimate primary production activities;</i></p> <p>4. <i>existing rural communities and community activities, such as rural halls, reserves and educational facilities;</i></p> <p>5. <i>a landscape within which the natural environment (including farming and forest landscapes) predominates over the built one; and</i></p> <p>6. <i>an environmental contrast and clear distinction between town and country (including a general lack of urban infrastructure, such as street lighting, solid fences and footpaths).</i></p>			<p>d. <u>ancillary activities that require a rural location.</u></p> <p><u>whereby these above types of activities have buildings and structures that different to those captured in Objective RPROZ -O4.</u></p>	
	<i>Policies</i>			
<p><i>RPROZ -P2</i></p> <p><i>To allow activities of a limited scale which support the function and wellbeing of rural communities and/or enjoyment of</i></p>	S102.067	Support in part	Clarify what type of activities are envisaged with this policy.	<p>Key Issue 4</p> <p>ACCEPT IN PART</p> <p>COMMENTS (Claire Price)</p>

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<i>the rural environment, and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated.</i>				Suggest changing subclause (3), so that avoiding reverse sensitivity effects is clearer and aligned with RLR-AER5 and RPROZ-P7 (4)
	<i>Consequential Change – Insert additional Policies after PRPOZ-P10</i>			
	S102.075	An additional policy to recognise the economic benefits of intensive primary production, as well as the flow on to post harvest facilities, service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.	<p>Insert a new policy as follows:</p> <p><u>PRPOZ-P12</u></p> <p><u>Recognise the economic benefits derived from well functioning and operating intensive primary production activities, as well as the flow on to post harvest facilities, service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.</u></p>	<p>Key Issue 13</p> <p>REJECT</p> <p>COMMENTS (Claire Price)</p> <p>Concur with Section 42A report, the amendments made elsewhere to better recognise intensive primary production is appropriate.</p> <p>Although I do consider it a missed opportunity to explicitly recognise the economic benefits derived from well functioning and operating intensive primary production activities, and the flow on to communities.</p>

6.0 RLR -Issue 1 (submission point S102.011)

- 6.1 Key Issue 2, Volume 1 of the Section 42A Report.
- 6.2 TMMC Submission point S102.011 supported the RLR Issue 1 as notified.
- 6.3 The Section 42A report includes amendments to the explanation of Issue 1 introduces reverse sensitivity upfront. I consider this to be an appropriate amendment, yet suggest the amendments are written so that both primary production activities and existing lawfully established activities are protected from adverse reverse sensitive effects. A minor amendment is put forward as follows:

*5. New sensitive activities establishing on rural land, with the potential to compromise or constrain the operation of existing lawfully established **activities and** primary production activities in the vicinity (reverse sensitivity).*

- 6.4 This change is considered to be in scope of the original submission point.
- 6.5 Refer to Appendix 2 of my evidence for a tracked changed and commented version of the Part 2A – Strategic Direction – RLR, Proposed District Plan.

7.0 RLR -Objective 2 (submission point S102.013) and RPROZ Objective 4 (S102.063)

- 7.1 Submission point S102.013 sought to include reference to both *lawfully established rural industries and intensive rural production activities* in RLR Objective 2. The idea being that these aforementioned activities are given recognition as being part of the rural environment and have a role to play alongside primary productive activities.
- 7.2 The recommendation within the Section 42A report is to reject. Submission point S102.013.
- 7.3 The reporting officers' provide explanations in Key Issue 2 and 15. My understanding from these explanations is that the focus of RLR Objective 2 is on the protecting the productive capacity of the District's rural land resource and its primary production role, and to broaden this role would dilute that strategic direction. Further, the reporting office suggests that lawfully established activities have existing use rights so there is no need to give these types of activities any special recognition.

7.4 Retaining RLR Objective 2 so it reflects the high-level aim of protecting the districts highly productive land from inappropriate land uses is appropriate. However, consequential amendments to reflect the essence of Submission point S102.013 are appropriate. For instance, in response to other submission points, greater recognition has been given to intensive rural production activities (as intensive primary production activities) through the rural environment provisions. Yet, when reviewing the amendments recommended to RPROZ Objective 4 (Character of the Rural Production Zone), it is noted that 'intensive primary production activities' is not included.

7.5 I seek that 'intensive primary production activities' gets recognition alongside the other activities listed in sub-clause 3 as follows (highlighted underline shows additional amendment):

RPROZ-O4 The predominant character of the Rural Production Zone is maintained, which includes:

1. overall low-density built form, with open space and few structures;
2. a predominance of ~~rural and land-based~~ primary production activities and associated buildings such as barns and sheds, ~~post-harvest facilities,~~ seasonal workers accommodation, and artificial crop protection structures and crop support structures, which may vary across the district and seasonally;
3. the sounds, ~~and~~ smells, and traffic associated with ~~legitimate~~ primary production activities, intensive primary production activities, and established rural industries, anticipated from a working rural environment;
4. existing rural communities and community activities, such as rural halls, reserves and educational facilities;
5. a landscape within which the natural environment (including farming and forest landscapes) predominates over the built one;
6. an environmental contrast and clear distinction between town and country (including a general lack of urban infrastructure, such as street lighting, solid fences and footpaths)

7.6 This recognition of intensive primary production activities as anticipated in a working rural environment would satisfy the relief sought in submission point (S102.063), while retaining RLR Objective 2 as the reporting officer has recommended. These amendments are considered to be within scope of submission points S102.063 and S102.013.

- 7.7 Refer to Appendix 2 of my evidence for a tracked changed and commented version of the Part 3D – Area Specific Matters – RPROZ, Proposed District Plan.

8.0 RPROZ Policy 2 (S102.067)

- 8.1 Submission point S102.067 supported in part RPROZ Policy 2. The rationale behind the policy was accepted, yet further understanding of what activities were being given recognition was sought. Recommended amendments result in greater specificity and understanding. Policy 2 now also references reverse sensitivity matters.
- 8.2 Building in reverse sensitivity matters to Policy 2 is considered appropriate. However, I consider the wording use could be better aligned with RLR-AER5 and RPROZ-P7 (4) so it reads (yellow highlight and strike-through and underline are my changes):

To provide for non-primary production related activities that have a functional need or operational need for a rural location, and where they are managed to ensure that:

1. their scale, intensity and built form are in keeping with the rural character of the Rural Production Zone;

2. they maintain a level of amenity in keeping with the rural character of the Rural Production Zone;

3. ~~they minimise potential reverse sensitivity effects on activities otherwise anticipated within the~~ are managed and land use conflict avoided Rural Production Zone; and

4. adverse effects are avoided, remedied or mitigated.

- 8.3 For reference RLR-AER5 and RPROZ-P7 are set out below:

RLR-AER5 *“Maintaining and enhancing rural character and amenity including avoiding reverse sensitivity effects. “*

RPROZ-P7 To ensure activities do not locate in the Rural Productive Zone where the activity:

1. has no functional or operational need for a rural location and will be inconsistent with the primary productive purpose and predominant character of the Rural Productive Zone;
2. will constrain the establishment and use of land for primary production;
3. exhibits no exceptional or unusual features that would differentiate it from possible later applications, which in

combination would lead to incremental creep of urban activities and/or sporadic urban activities onto the highly productive land of the District; and/or

4. will result in reverse sensitivity and/or lead to land use conflict.

8.4 I consider there is scope within Submission point S102.067 to make these minor wording changes to RPROZ Policy 2.

8.5 Refer to Appendix 2 of my evidence for a tracked changed and commented version of the Part 3D – Area Specific Matters – RPROZ, Proposed District Plan.

9.0 Additional RPROZ – Policy – recognition of economic benefits (S102.075)

9.1 TMMC sought a new policy be introduced to Rural Production Zone, and this is set out below:

Recognise the economic benefits derived from well functioning and operating intensive primary production activities, as well as the flow on to post harvest facilities, service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.

9.2 Officers do not agree that this policy is appropriate, because amendments have been made throughout the Rural Production Zone policy framework to better recognise intensive primary production activities. Officers also suggest that economic benefits / effects can be considered and presented in assessment of environmental effects as required in resource consent applications. I do not dispute these comments. However, this district plan review and formulation process gives the opportunity to bring in relevant matters to a policy framework that are appropriate and deserve policy consideration.

9.3 The intention of the policy is not to cast over other policies in the Rural Production Zone, but to sit alongside and be another consideration that future decision makers would find helpful in understanding the full breadth of matters pertaining to intensive primary production activities.

9.4 To that end, I have rewritten the policy and consider it can be an effective and efficient way to achieve Objective RPROZ-01.

RPROZ-O1 The Rural Production Zone is predominantly used for primary production activities (including intensive primary production) and associated ancillary activities.

New Policy RPROZ

To consider the economic benefits derived from well functioning and operating intensive primary production activities, and flow on benefits to the wellbeing of the local community.

- 9.5 I consider there is scope within Submission point S102.075 to make these minor wording changes.
- 9.6 Refer to Appendix 2 of my evidence for a tracked changed and commented version of the Part 3D – Area Specific Matters – RPROZ, Proposed District Plan.

10.0 CONCLUSION

- 10.1 In conclusion, I am of the opinion that the recommendations made in the Section 42A reports on the TMMC submission points are appropriate subject to the minor wording changes set out in my evidence above. The consideration of an additional policy in the Rural Production Zone recognising economic benefits of intensive primary production activities would be an appropriate addition to achieve Objective RPROZ-01.
- 10.2 These amendments are to better achieve the purpose of the RMA.

Claire Price

Senior Planner

Strategy Planning Limited

28 May 2022

APPENDIX 1

TMMC Tracked Submission Points

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
		Part 1 – Introduction and General Provisions					
		Interpretation – Definitions					
<p>"Primary Production"</p> <p>means:</p> <ul style="list-style-type: none"> a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product. 	Stream 3 15-17 June	S102.005	Support		Retain definition	DISCONTINUE	<p>Key issue 1, Vol 1</p> <p>ACCEPTED</p> <p>COMMENTS Accept S42A report recommendation.</p>
<p>"intensive primary production activities"</p> <p>Means</p> <p>refers to any of the following:</p> <ul style="list-style-type: none"> a. commercial livestock (excluding the farming of mustelids) kept and fed in buildings or in outdoor enclosures on a particular site, where the stocking density precludes the maintenance of pasture or ground cover b. land and buildings used for the commercial boarding and/or breeding of cats, dogs and other domestic pets c. farming of mushrooms or other fungi d. commercially growing crops indoors in containers and/or on a permanent floor, with limited or no dependence on natural soil quality on the site. 	Stream 3 15-17 June	S102.006	Support in Part	<p>To date, the farming of mushrooms and the ancillary activity of producing compost to enable growing of mushrooms has been treated collectively as an Intensive Primary Production Activity.</p> <p>The definition of intensive primary production facilities would be more appropriate if it also referred to the activity of producing compost production.</p>	<p>Amend the definition of "intensive primary production activities" as follows:</p> <p>refers to any of the following:</p> <ul style="list-style-type: none"> a. commercial livestock (excluding the farming of mustelids) kept and fed in buildings or in outdoor enclosures on a particular site, where the stocking density precludes the maintenance of pasture or ground cover b. land and buildings used for the commercial boarding and/or breeding of cats, dogs and other domestic pets c. farming of mushrooms or other fungi <u>and the production of compost</u> d. commercially growing crops indoors in containers and/or on a permanent floor, with limited or no dependence on natural soil quality on the site. 	CONTINUE	<p>Key issue 13, Vol 1</p> <p>REJECT</p> <p>COMMENTS Accept S42A report recommendation.</p>
<p>"Service activities"</p> <p>Means</p> <p>the use of land and buildings for the primary purpose of the transport, storage, warehousing, maintenance or repair of goods and materials, excluding relocatable building depots.</p>	Stream 3 15-17 June	S102.007	Support		Retain definition	DISCONTINUE	<p>Key issue 1, Vol 1</p> <p>ACCEPT</p> <p>Comments Accept s42A</p>
<p>"Post harvest facility"</p> <p>Means</p>	Stream 3 15-17 June	S102.008	Support in part	<p>Confirm whether "other industrial activities (e.g. forestry and dairy processing facilities)" are excluded.</p>	<p>Clarify wording of the definition.</p> <p>AND</p>	DISCONTINUE	<p>Key issue 15, Vol 1</p> <p>ACCEPT IN PART</p> <p>Comments</p>

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<p>buildings operated by one or more growers and used for wine-making, or the storage, packaging, washing, inspecting and grading of eggs, fruit, vegetables or other (natural and unprocessed) primary produce brought to the post-harvest facility from a range of locations, and includes ancillary activities directly associated with post-harvest operations.</p> <p>a. Includes:</p> <ul style="list-style-type: none"> i. pack-houses, cool-stores and wineries ii. use of the site for the collection and distribution of horticultural products (including grapes) iii. preparation and shrink wrapping horticultural products in preparation for distribution to retail outlets iv. collection and distribution of agricultural products including the cross loading of trucks used in the collection and delivery of horticultural products v. the on-site servicing and maintenance of vehicles and equipment associated with the activities <p>b. Excludes:</p> <ul style="list-style-type: none"> i. retail sales <p>other industrial activities (e.g. forestry and dairy processing facilities)</p>				<p>Confirm the relationship with the activities included as post harvest facilities and what is included in primary production activities as "initial processing". Is there any overlap?</p> <p>Post harvest facilities are different to those activities typically described as rural service activities such as</p> <p>service activities that are related to farming, forestry harvesting and intensive primary production including but not limited to seed cleaning, rural contractors, small-scale rural engineering or repair services, rural transport and machinery hire, stock transportation and grain drying.</p> <p>A definition of Rural Service activities is appropriate, but managed in a similar way to Post Harvest facilities.</p> <p>Post harvest facilities capture a range of rural industrial activities, but potentially not all. A separate Rural Industrial Activity definition is appropriate to provide for these types of activities, and differentiate them from industrial activities.</p>	<p>Add a new definition of rural service activities as follows</p> <p><u>Rural service activities means</u></p> <p><u>Activities that are related to primary production activities, forestry harvesting and intensive primary production including but not limited to seed cleaning, rural contractors, rural engineering or repair services, rural transport, fuel and machinery hire, stock transportation and grain drying, ancillary retail activities to support the rural workforce.</u></p> <p>AND</p> <p>Add in a new definition of Rural Industrial Activity</p> <p><u>Rural Industrial Activity means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials derived from the rural environment and (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the rural industrial activity.</u></p>		Accept s42A
Part 2 – District-Wide Matters							
Strategic Direction – RLR Rural Land Resource Issues							
<p>RLR-I1</p> <p>Incremental Loss of Highly Productive Land</p> <p>Land fragmentation and development that leads to the incremental and irreversible loss of highly productive land for primary production.</p>	Stream 3 15-17 June	S102.011	Support		Retain	CONTINUE	<p>Key issue 1, Vol 1</p> <p>ACCEPT IN PART</p> <p>COMMENTS Seek minor amendments</p>
Part 2 – District-Wide Matters							
Strategic Direction – RLR Rural Land Resource Objectives							
<p>RLR-O1</p> <p>The productive capacity of the District's rural land resource, particularly the District's highly productive land, is maintained.</p>	Stream 3 15-17 June	S102.012	Support	TMM supports the objective. Yet consequential changes may be required to reflect particular opportunities in Future Development Area/s.	Retain RLR-O1 and/or amend if Future Development Area option is adopted.	DISCONTINUE	<p>COMMENTS</p> <p>Advise to Hearing Panel Hearing 6 for rezoning.</p>

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RLR-O2 <i>The primary production role and associated amenity of the District's rural land resource is retained, and is not compromised by inappropriate subdivision, use and development.</i>	Stream 3 15-17 June	S102.013	Support in part	<p>The expectation that the rural land resource, and its use by primary production activities is not compromised by inappropriate subdivision, use and development is supported by TMM as this is the environment that their future rural and rural industrial activities will operate in and inappropriate subdivision in close proximity to them could result in incompatible land uses or expectations with the respect to the rural environment.</p> <p>To that end, Objective RLR-02 would be more appropriate if was broadened to reference existing and new lawfully established rural industry or intensive rural production activity, which operates effectively in the rural environment</p>	Amend Objective RLR-02 <i>The primary production role, <u>lawfully established rural industries and intensive rural production activities</u> and associated amenity of the District's rural land resource is retained, and is not compromised by inappropriate subdivision, use and development.</i>	CONTINUE	<p>Key issue 15, Vol 1</p> <p>REJECT</p> <p>COMMENTS Accepting the reporting officers' explanation of keeping this objective broad, there is an expectation to see intensive primary production activities featuring more explicitly in the relevant rural zone framework, refer to submission points (S102.063).</p>
RLR-O3 <i>The District's highly productive land is protected from further fragmentation.</i>	Stream 3 15-17 June	S102.014	Support	TMM supports the objective.	Retain RLR-O3	CONTINUE	<p>Key issue 2, Vol 1</p> <p>ACCEPT</p> <p>COMMENTS Accept s42A</p>
RLR-O4 <i>Residential living and other activities that are unrelated to primary production are directed to locations zoned for those purposes and that are not situated on highly productive land.</i>	Stream 3 15-17 June	S102.015	Support	Residential living and other non-rural and sensitive activities should be directed away from existing lawfully established primary production activities and rural industrial activities to avoid reverse sensitivity effects, and incompatible expectations on amenity values near these important land uses in the rural environment.	Retain Objective RLR-04	CONTINUE	<p>Key issue 2, Vol 1</p> <p>ACCEPT</p> <p>COMMENTS Accept s42A</p>
Part 2 – District-Wide Matters							
Strategic Direction – RLR Rural Land Resource							
Policies							
RLR-P1 <i>To identify the highly productive land centred in and around the Ruataniwha and Takapau Plains and surrounding Waipukurau, Waipawa and Otane within a specific rural zone – the Rural Production Zone.</i>	Stream 3 15-17 June	S102.016	Support	TMM supports the intent.	Retain RLR-P1	CONTINUE	<p>Key issue 2, Vol 1</p> <p>ACCEPT</p> <p>COMMENTS Accept s42A</p>
RLR-P2	Stream 3 15-17 June	S102.017	Support	TMM supports the intent. Yet consequential changes may be required to reflect	Retain RLR-P2 and/or amend with consequential changes to reflect particular opportunities in Future Development Area/s.	DISCONTINUE	<p>Key issue 2, Vol 1</p> <p>ACCEPT</p>

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
To avoid unplanned urban expansion onto the District's highly productive land where other feasible options exist.				particular opportunities in Future Development Area/s.			Accept s42A
RLR-P3 To limit the amount of further fragmentation of the District's rural land resource through limiting lifestyle subdivision, particularly in the Rural Production Zone.	Stream 3 15-17 June	S102.018	Support	TMM supports the intent.	Retain RLR-P3	CONTINUE	Key issue 2, Vol 1 ACCEPT Accept s42A
RLR-P4 To provide for a wide range of activities to establish, which complement the resources of the rural area, provided that they do not compromise the primary production role and associated amenity of the rural land resource, particularly in the Rural Production Zone.	Stream 3 15-17 June	S102.019	Support in part	Clarify this policy so it is clear it relates to the General Rural Zone and Rural Zone Production.	Amend RLR – P4 To provide for a wide range of activities to establish in the <u>General Rural Zone and Rural Zone Production</u> , which complement the resources of the rural area, provided that they do not compromise the primary production role and associated amenity of the rural land resource, particularly in the Rural Production Zone.	CONTINUE	Key issue 2, Vol 1 REJECT COMMENTS Concur with Section 42A report.
RLR-P5 To enable primary production and related activities to operate in rural areas in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity.	Stream 3 15-17 June	S102.020	Support in part	Include references to the General Rural Zone and Rural Zone Production	To enable primary production and related activities to operate in rural areas <u>provided in the General Rural Zone and Rural Zone Production</u> in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity.	CONTINUE	Key issue 2, Vol 1 REJECT COMMENTS Concur with Section 42A report.
		Part 2 – District-Wide Matters					
		Strategic Direction – RLR Rural Land Resource					
		Methods - RLR-M1 Area -Specific Methods					
GRUZ – General Rural Zone: The General Rural Zone encompasses the bulk of the District's rural land. This area is suitable for a wide range of activities to occur, that can require exclusive areas of land and establishes the flexibility for landowners to identify opportunities to innovatively utilise the resources of the area. Controls in this Zone are tailored to provide flexibility for landowners.	Stream 3 15-17 June	S102.021	Support in part	The National Planning Standards (Nov 2019) require adherence to a particular use of zones in District Plans, giving TLAs flexibility to introduce overlays or precincts within zones or across multiple zones (Section 4, Directions for Part 3). Table 13 of the NPS sets out the zone names and descriptions. With respect to the "General Rural Zone" the following is set out: Areas used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural	Amend GRUZ as follows: The General Rural Zone encompasses the bulk of the District's rural land. This area is suitable for a wide range of activities to occur <u>such as primary production activities, including intensive indoor primary production, associated rural industry, and other activities that require a rural location</u> , that can require exclusive areas of land and establishes the flexibility for landowners to identify opportunities to innovatively utilise the resources of the area. Controls in this Zone are tailored to provide flexibility for landowners.	DISCONTINUE	

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
				<p><i>industry, and other activities that require a rural location.</i></p> <p>The 'associated rural industry and other activities that require a rural location' is an important component of what should be provided for in the General Rural Zone, as this environment is likely to be the most appropriate place for such land uses.</p>			
<p>RPROZ – Rural Production Zone:</p> <p>The Rural Production Zone encompasses the concentration of highly productive land in and around the Ruataniwha and Takapau Plains and Waipukurau, Waipawa and Otane. Standards in this Zone reflect the more intensive nature of activities, the increased interface between different land uses and the proximity of the Zone to the urban centres, and the pressures that this places on the soil resource.</p>	Stream 3 15-17 June	S102.021	Support in part	<p>The National Planning Standards (Nov 2019) require adherence to a particular use of zones in District Plans, giving TLAs flexibility to introduce overlays or precincts within zones or across multiple zones (Section 4, Directions for Part 3).</p> <p>Table 13 of the NPS sets out the zone names and descriptions. With respect to the "Rural Production Zone" the following is set out:</p> <p><i>Areas used predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.</i></p> <p>The recognition of 'intensive indoor primary production' and 'The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.' Are not explicitly provided for in the Proposed Rural Production Zone.</p> <p>This section of the Proposed District Plan is ideally placed to refer to the Future Development Area for Takapau.</p>	<p>Amend RPROZ as follows:</p> <p>The Rural Production Zone encompasses the concentration of highly productive land in and around the Ruataniwha and Takapau Plains and Waipukurau, Waipawa and Otane. <u>The Rural Production Zone is to provide for land uses that are predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The zone enables a range of activities that support primary production activities, including associated rural industry and other activities that require a rural location.</u> Standards in this Zone reflect the more intensive nature of activities, the increased interface between different land uses and the proximity of the Zone to the urban centres, and the pressures that this places on the soil resource.</p> <p><u>To provide for a planned and coordinated area of greenfield business land, an area east of Takapau settlement is identifies as a Future Development Area whereby a Structure Plan or Development Plan will be developed to integrate the various land uses, servicing, access and infrastructure, and boundary treatments.</u></p>	CONTINUE	<p>Key issue 15, Vol 1</p> <p>REJECT</p> <p>COMMENTS</p> <p>Concur with Section 42A report</p>

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
		Part 3 – Area Specific Matters					
		Zones – RURAL – Rural Zones, GRUZ General Rural Zone,					
		Issues					
GRUZ-11 Protecting the Life-Supporting Capacity of the District's Soil Resource <i>The District's soil resource is finite, and inappropriate development or subdivision into smaller lots for activities that are not related to land-based primary production could cumulatively, and irreversibly, diminish the productive capacity of this finite resource for current and future generations.</i>	Stream 3 15-17 June	S102.035	Support	Support Issue 1	Retain	DISCONTINUE	COMMENTS Concur with Section 42A report
GRUZ-12 Protecting Rural Amenity and the Quality of the Rural Environment <i>Land-based primary production, and other complementary rural, residential, and recreation-based activities, underpin the social, economic, and cultural wellbeing of the District (particularly for the District's rural communities), but they can also adversely affect rural environmental, cultural, and amenity values.</i> <i>The establishment of incompatible activities within rural areas can:</i> <ul style="list-style-type: none"> i. result in the loss of productive land; ii. conflict with existing rural activities, including through reverse sensitivity; and iii. detract from rural character and amenity. <u>Explanation</u> <i>The rural environment supports a variety of land based primary production activities including dry stock farming, cropping, dairying, horticulture, plantation forestry, small niche farming land uses, as well as intensive primary production activities and rural service activities. These activities typically have an associated assortment of buildings and equipment, such as packing and processing sheds, milking sheds, fertiliser depots and rural contractor's yards. Infrastructural and other industrial-type activities also occur in the rural environment, such as network utility facilities (e.g. transmission lines), quarrying, aggregate processing, and gravel extraction, all of which are critical to the functioning of the District. Other complementary activities provide support services to land-based primary production or are themselves based on a natural resource (such as tourism/recreation).</i> <i>The above activities also play a large role in the formation of a common rural character and amenity. Rural amenity values include landscape and scenic values, individual privacy, open rural outlook and open space, vegetation prevailing over built elements, openness, and ease of access, clean air, unique</i>	Stream 3 15-17 June	S102.036	Support in Part	<p>Recognition of complementary rural industry and service activities is to be provided for in GRUZ I2.</p> <p>Explanation of a potential Future Development Area near Takapau is appropriate to add to the explanation as GRUZ I2 is relevant to the Rural Production Zone as well.</p>	<p>Amend GRUZ - I2 as follows:</p> <p>GRUZ-12</p> <p>Protecting Rural Amenity and the Quality of the Rural Environment</p> <p><i>Land-based primary production, and other complementary rural, <u>rural industry and service activities</u>, residential, and recreation-based activities, underpin the social, economic, and cultural wellbeing of the District (particularly for the District's rural communities), but they can also adversely affect rural environmental, cultural, and amenity values.</i></p> <p><i>The establishment of incompatible activities within rural areas can:</i></p> <ul style="list-style-type: none"> i. result in the loss of productive land; ii. conflict with existing rural activities, including through reverse sensitivity; and iii. detract from rural character and amenity. <p><u>Explanation</u></p> <p><i>The rural environment supports a variety of land based primary production activities including dry stock farming, cropping, dairying, horticulture, plantation forestry, small niche farming land uses, as well as intensive primary production activities and rural service activities. These activities typically have an associated assortment of buildings and equipment, such as packing and processing sheds, milking sheds, fertiliser depots and rural contractor's yards. Infrastructural and other industrial-type activities also occur in the rural environment, such as network utility facilities (e.g. transmission lines), quarrying, aggregate processing, and gravel extraction, all of which are critical to the functioning of the</i></p>	DISCONTINUE	REJECT COMMENTS Concur with Section 42A report

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
<p>odours, overall quietness, water availability and the well-being of the community.</p> <p>Productive working environments are common and may contain large utilitarian buildings associated with farming. In general, buildings or structures are typically relatively low and non-urban in density, with larger setbacks from external property boundaries, and with the height, scale, density, and number of buildings not dominating the landscape and open space qualities of the rural environment. Properties are self-serviced with respect to water supply, wastewater disposal and stormwater management.</p> <p>While most of these activities are generally considered acceptable, practices associated with them have the potential to generate adverse effects on the rural environment, depending on their size and location, and the proximity and sensitivity of adjacent land uses. These practices include the use of agrichemicals, shading from shelter belts, general use of farm machinery both on- and off-farm, the harvesting of crops which may occur at various times including at night, the weekend, and public holidays. These practices have the potential to create noise, dust, and odour either of a temporary or intermittent nature beyond the boundary of the property concerned. These are legitimate farming practises which may nevertheless impact on the amenity of others. Because these practices are an accepted and integral part of land-based primary production, they should not be unreasonably constrained by other activities. Setbacks from primary production activities will assist in avoiding reverse sensitivity.</p> <p>Some types of activities (such as un-related commercial, retail, and industrial activities) may be incompatible with rural character and amenity values or create conflict with other existing lawfully established activities. Furthermore, these other activities may introduce urban characteristics or features, and they lend themselves to be more appropriately located in an urban location, where the servicing, infrastructure and facilities are more suitable to assist in avoiding, remedying, or mitigating their potential adverse effects.</p> <p>Avoidance of inappropriate and incompatible land uses that are inconsistent with the rural environment's location-specific values is important to maintain environmental quality and ensure that the productive use of land resources (for a resilient and diverse economy) is not compromised. There is a need to strike a balance between providing for a range of uses and development of natural and physical resources, and the preservation of that character, and those amenity values (such as vegetation prevailing over built elements, open space, privacy, ease of access and landscape and scenic values).</p> <p>.....</p>					<p>District. Other complementary activities provide support services to land-based primary production or are themselves based on a natural resource (such as tourism/recreation).</p> <p>The above activities also play a large role in the formation of a common rural character and amenity. Rural amenity values include landscape and scenic values, individual privacy, open rural outlook and open space, vegetation prevailing over built elements, openness, and ease of access, clean air, unique odours, overall quietness, water availability and the well-being of the community.</p> <p>Productive working environments are common and may contain large utilitarian buildings associated with farming. In general, buildings or structures are typically relatively low and non-urban in density, with larger setbacks from external property boundaries, and with the height, scale, density, and number of buildings not dominating the landscape and open space qualities of the rural environment. Properties are self-serviced with respect to water supply, wastewater disposal and stormwater management.</p> <p>While most of these activities are generally considered acceptable, practices associated with them have the potential to generate adverse effects on the rural environment, depending on their size and location, and the proximity and sensitivity of adjacent land uses. These practices include the use of agrichemicals, shading from shelter belts, general use of farm machinery both on- and off-farm, the harvesting of crops which may occur at various times including at night, the weekend, and public holidays. These practices have the potential to create noise, dust, and odour either of a temporary or intermittent nature beyond the boundary of the property concerned. These are legitimate farming practises which may nevertheless impact on the amenity of others. Because these practices are an accepted and integral part of land-based primary production, they should not be unreasonably constrained by other activities. Setbacks from primary production activities will assist in avoiding reverse sensitivity.</p> <p>Some types of activities (such as un-related commercial, retail, and industrial activities) may be incompatible with rural character and amenity values or create conflict with other existing lawfully established activities. Furthermore, these other activities may introduce urban characteristics or features, and they lend themselves to be more appropriately located in an urban location, where the servicing, infrastructure and facilities are more suitable to assist in</p>		

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
					<p>avoiding, remedying, or mitigating their potential adverse effects.</p> <p>Avoidance of inappropriate and incompatible land uses that are inconsistent with the rural environment's location-specific values is important to maintain environmental quality and ensure that the productive use of land resources (for a resilient and diverse economy) is not compromised. There is a need to strike a balance between providing for a range of uses and development of natural and physical resources, and the preservation of that character, and those amenity values (such as vegetation prevailing over built elements, open space, privacy, ease of access and landscape and scenic values).</p> <p><u>A Future Development Area east of Takapau settlement is to provide for intensive primary production activities, rural industrial activities, general industrial activities, dairy processing plant and renewable energy (solar farm), and commercial activities.</u></p> <p><u>To activate the Future Development Area for this range of activities, a structure plan or Development Plan shall be prepared in order to coordinate servicing, access and the various land use activities anticipated, to provide amenity along the stream and connect with the surrounding area, including the nearby Takapau settlement. In the interim, the area would continue to operate with the Rural Production Zone rules, albeit with some greater recognition rural industry and service activities.</u></p> <p>.....</p>		
Part 3 – Area Specific Matters							
Zones – RURA – Rural Zones, GRUZ General Rural Zone,							
Objectives							
<p>GRUZ-O1</p> <p>The General Rural Zone is predominantly used for primary production activities and ancillary activities.</p>	Stream 3 15-17 June	S102.037	Support in part	<p>The range of land use activities to be provided for / relate to the General Rural Zone is not reflected as per the NPS same corresponding zone.</p> <p>Expand on "ancillary activities"</p>	<p>Amend GRUZ-O1 to provide for NPS zone as follows:</p> <p>The General Rural Zone is predominantly used to enable for <u>primary production activities, intensive primary production, rural industry and service activities, and ancillary activities that require a rural location.</u></p> <p>And</p> <p>Any consequential changes</p>	DISCONTINUE	
<p>GRUZ-O2</p> <p>The predominant character of the General Rural Zone is maintained, which includes:</p>	Stream 3 15-17 June Stream 3 15-17 June	S102.038 S102.087	Support in part	<p>The characteristics set out in GRUZ-O2 are agreed. However, further recognition of change is appropriate, whereby characteristics associated with buildings and</p>	<p>Add new Objective after GRUZ-O2 as follows:</p> <p><u>Recognise that the character of the General Rural Zone may change in</u></p>	DISCONTINUE	

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
<ol style="list-style-type: none"> low-density built form, with open space and few structures; a predominance of rural and land-based primary production activities and associated buildings, such as barns and sheds; sounds and smells associated with legitimate primary production activities; existing rural communities and community activities, such as rural halls, reserves and educational facilities; a landscape within which the natural environment (including farming and forest landscapes) predominates over the built one; and an environmental contrast and clear distinction between town and country (including a general lack of urban infrastructure, such as street lighting, solid fences and footpaths). 				structures relating to intensive primary production, rural industry and service activities, and ancillary activities that require a rural location are to be factored into an additional objective.	<p>areas where the land supports the following activities:</p> <ol style="list-style-type: none"> primary production activities, intensive primary production activities, rural industry and service activities, ancillary activities that require a rural location, <p>whereby these above types of activities have buildings and structures that different to those captured in Objective GRUZ-02.</p>		
<p>GRUZ-O3</p> <p>Adverse effects of activities are managed to maintain rural character and amenity and, where applicable, the natural character and amenity values present within the coastal environment.</p>	Stream 3 15-17 June	S102.039	Support	Support GRUZ-O3	Retain GRUZ-O3	DISCONTINUE	
<p>GRUZ-O4</p> <p>The primary productive purpose and predominant character of the General Rural Zone are not compromised by potentially incompatible activities establishing.</p>	Stream 3 15-17 June	S102.040	Support in part	Support the intent of this objective, yet additional explanation within the objective could give a certainty on what constitutes incompatible, ie sensitive activities close to primary production activities.	Amend GRUZ – 04 and provide more explanation as to what are incompatible activities.	DISCONTINUE	
Part 3 – Area Specific Matters							
Zones – RURA – Rural Zones, GRUZ General Rural Zone,							
Policies							
<p>GRUZ-P1</p> <p>To allow land-based primary production and ancillary activities which are compatible with the primary productive purpose and predominant character and amenity of the General Rural Zone.</p>	Stream 3 15-17 June	S102.041	Oppose in part	The range of land use activities to be provided for / relate to the General Rural Zone is not reflected as per the NPS same corresponding zone.	<p>Amend GRUZ-P1 to provide for NPS zone as follows:</p> <p>To allow land-based primary production, <u>intensive primary production, rural industry and service activities</u>, and ancillary activities <u>that require a rural location</u> which are compatible with the primary productive purpose and predominant character and amenity of the General Rural Zone.</p>	DISCONTINUE	
<p>GRUZ-P2</p> <p>To allow activities of a limited scale which support the function and wellbeing of rural communities and/or enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated.</p>	Stream 3 15-17 June	S102.042	Support		Retain policy	DISCONTINUE	

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
GRUZ-P3 <i>To manage the scale of post-harvest facilities and rural commercial activities to ensure that they remain compatible with the primary productive purpose of the General Rural Zone, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.</i>	Stream 3 15-17 June	S102.043	Support		Retain policy	DISCONTINUE	
GRUZ-P4 <i>To manage the bulk, scale and location of buildings to maintain the character and amenity of the rural area and, where applicable, to protect the natural character and amenity of the coastal environment.</i>	Stream 3 15-17 June	S102.044	Support		Retain policy	DISCONTINUE	
GRUZ-P5 <i>To require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.</i>	Stream 3 15-17 June	S102.045	Support in part	Support the use of a separation distance between [intensive] primary production activities to manage land use conflict and reverse sensitivity effects. The actual effects avoided, remedied or mitigated by using a separation distance are noise, odour, outlook, visual, dust, overall intensive use from traffic movements. If a lesser separation distance can achieve an appropriate level of effects management at a property boundary, a RDA status of consent application would give an appropriate level of scrutiny instead of a non-complying activity status. The policy would be more appropriate if it gave more guidance for property boundary matters.	Amend policy as follows: <i>To require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict. <u>Reduced separation distances may be appropriate at property boundaries, and a restricted discretionary activity consent process can be used to determine whether an appropriate level of effects at a property boundary can be provided for.</u></i>	DISCONTINUE	
GRUZ-P6 <i>To avoid adverse effects of shading from trees on adjoining public roads and properties.</i>	Stream 3 15-17 June	S102.046	Support		Retain policy	DISCONTINUE	
GRUZ-P7 <i>To ensure incompatible activities do not locate in the General Rural Zone where the activity will:</i> 1. <i>undermine the primary productive purpose and predominant character of the General Rural Zone;</i> 2. <i>constrain the establishment and use of land for primary production; and/or</i> 3. <i>result in reverse sensitivity and/or lead to land use conflict.</i>	Stream 3 15-17 June	S102.047	Support		Retain policy	DISCONTINUE	

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
GRUZ-P8 <i>To limit residential and rural lifestyle subdivision that results in fragmentation of the rural land and/or which limits the use of rural land for productive purposes.</i>	Stream 3 15-17 June	S102.048	Support		Retain policy	DISCONTINUE	
GRUZ-P9 <i>To avoid establishment of commercial or industrial activities that are unrelated to the primary productive purpose of the General Rural Zone, or that are of a scale that is incompatible with the predominant character and amenity of the rural area.</i>	Stream 3 15-17 June	S102.049	Support		Retain policy	DISCONTINUE	
Consequential Change – Insert additional Policies after GRUZ-P9							
	Stream 3 15-17 June	S102.050		An additional policy giving specific direction for rural industrial activities and service activities to be able to locate within the General Rural Zone, and support the main function of the zone, which is set out in the NPS zone description.	Insert a new policy as follows: <u>GRUZ – P10</u> <i>To enable the development and use of rural industrial activities and service activities, which support primary production and intensive production activities, within the General Rural Zone.</i>	DISCONTINUE	
	Stream 3 15-17 June	S102.051		An additional policy to recognise the economic benefits of intensive primary production, as well as the flow on to post harvest facilities, service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.	Insert a new policy as follows: <u>GRUZ – P11</u> <i>Recognise the economic benefits derived from well functioning and operating intensive primary production activities, as well as the flow on to post harvest facilities, rural industry, service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.</i>	DISCONTINUE	
Rules - GRUZ-R3 - Primary production activities (including ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying)							
1. Activity Status: PERMITTED Where the following conditions are met: a. Compliance with: i. GRUZ-S2 (Height of Buildings); ii. GRUZ-S3 (Height in Relation to Boundary); iii. GRUZ-S4 (Setback from Roads and Rail Network); iv. GRUZ-S5 (Setback from Neighbours); v. GRUZ-S6 (Shading of Land and Roads); vi. GRUZ-S7 (Electricity Safety Distances);	Stream 3 15-17 June	S102.052	Support in part	This rule would permit a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities	Clarify what "initial processing" as set out in the definition of Primary Production activities is permitted by this Rule and what is considered to be post-harvest facilities.	DISCONTINUE	

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
<p>vii. GRUZ-S8 (Transport); viii. GRUZ-S9 (Light); and ix. GRUZ-S10 (Noise). b. Compliance with GRUZ-S12 (setback from gas transmission network). c. Compliance with GRUZ-S13 (setbacks from National Grid).</p> <p>Note: The provisions of the Rural Production Zone in the District Plan do not apply to plantation forestry. Plantation forestry is regulated separately under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 which addresses such things as setbacks, earthworks management, land preparation, harvesting and replanting.</p>				<p>from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product.</p> <p>Any agricultural or horticultural activities, such as farming of sheep, cattle, pigs, goats, fruit and vege and any buildings and structures required to do initial processing of commodities on site.</p> <p>Excludes mining and quarrying – these provided for in earthwork rules.</p> <p>Post harvesting facilities are provided for in a different rule.</p>			
<p>2. Activity status where compliance with condition Primary Production Activities (GRUZ-R3(1)(a)) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters: GRUZ-AM1. GRUZ-AM2. b. Assessment matters in the following chapters: TRAN – Transport. LIGHT – Light. NOISE – Noise.</p>	Stream 3 15-17 June	S102.053	Support	Support rule structure	Retain Rules and activity status	DISCONTINUE	
		Rules - GRUZ-R14 Intensive primary production activities (other than commercial boarding and/or breeding of cats, dogs, and other domestic pets) Activity Status: Controlled					
<p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. Minimum setbacks for buildings housing animals reared intensively, enclosures accommodating animals reared intensively, and organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, from:</p> <p>i. any Settlement, Rural Lifestyle, Large Lot Residential (Coastal) or General Residential Zone boundary is 500m.</p>	Stream 3 15-17 June	S102.054	Support		Retain Rule GRUZ- R14.1 and activity status	DISCONTINUE	

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
<p>ii. from a property boundary is 200m.</p> <p>b. Compliance with:</p> <p>i. GRUZ-S2 (Height of Buildings);</p> <p>ii. GRUZ-S3 (Height in Relation to Boundary);</p> <p>iii. GRUZ-S4 (Setback from Roads and Rail Network);</p> <p>iv. GRUZ-S5 (Setback from Neighbours);</p> <p>v. GRUZ-S6 (Shading of Land and Roads);</p> <p>vi. GRUZ-S7 (Electricity Safety Distances);</p> <p>vii. GRUZ-S8 (Transport);</p> <p>viii. GRUZ-S9 (Light); and</p> <p>ix. GRUZ-S10 (Noise).</p> <p>c. Compliance with GRUZ-S12 (setback from gas transmission network).</p> <p>d. Compliance with GRUZ-S13 (setbacks from National Grid).</p> <p>Matters over which control is reserved:</p> <p>e. Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation.</p> <p>f. The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary.</p> <p>g. Methods of disposal of stormwater and wastewater for the activity.</p> <p>h. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 that are located within the site of the activity.</p>							
<p>2. Activity status where compliance with condition GRUZ-R14(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>i. GRUZ-AM1.</p> <p>ii. GRUZ-AM2.</p> <p>b. Assessment matters in the following chapters:</p> <p>i. TRAN – Transport.</p> <p>ii. LIGHT – Light.</p> <p>iii. NOISE – Noise.</p>	Stream 3 15-17 June	S102.055	Oppose	The Restricted Discretionary Activity status is also appropriate for proposed intensive primary production activities which do not comply with Rule 14.1(a)(ii), as the actual and potential adverse effects are localised and can be quantified and managed. A reduce separation distance (ie less than 200m) from a property boundary may have functional and practical reasons, that design and site management may avoid adverse effects on adjoining property and are effectively and efficiently captured in Assessment Criteria GRUZ-AM1.	Amend Rule R14.2 as follows: 2. Activity status where compliance with condition <u>GRUZ-R14.1(a)(ii) and/or</u> GRUZ-R14(1)(b) is not achieved: RDIS	DISCONTINUE	

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
				This rule should reference a non-compliance with Rule 14.1(a)(ii) to ensure an RDA status, rather than a non-complying status.			
3. Activity status where compliance with condition GRUZ-R14(1)(c) is not achieved: DIS	Stream 3 15-17 June	S102.056	Support in part	Clarify whether the gas transmission network (any gas or liquid petroleum pipeline with a pressure greater than 2,000 kilopascals, inclusive of any incidental above or below ground equipment which forms part of the transmission network.) referred to in this condition includes both the high and low networks shown on the planning maps, or only the high?	Clarify within the rule and definition if the gas transmission network includes the high and low networks shown on the planning maps.	DISCONTINUE	
4. Activity status where compliance with conditions GRUZ-R14(1)(a) and/or GRUZ-R14(1)(d) is not achieved: NC	Stream 3 15-17 June	S102.057	Oppose	<p>A non-complying activity status indicates that the intensive primary production activity is likely to be inappropriate for the General Rural Zone. In relation to separation distance from a zone boundary or GRUZ-R14(1)(d), that may be appropriate.</p> <p>However, when a non-compliance with a property boundary separation distance an RDA status is more appropriate compared to a Non-complying Activity status, as a RDA requires a consent process that isolates the matters of concern – that being proximity to a property boundary and focuses the consent on the actual and potential effects of the infringement.</p>	<p>Amend Rule R14.4 as follows:</p> <p>4. Activity status where compliance with conditions GRUZ-R14(1)(a)(i) and/or GRUZ-R14(1)(d) is not achieved: NC</p>	DISCONTINUE	
		GRUZ-R19 Industrial activities (other than post-harvest facilities)					
1. Activity Status: NC Where the following conditions are met: N/A	Stream 3 15-17 June	S102.058	Oppose	To enable Rural Industrial activities to be provided in the General Rural Zone by way of a new permitted activity rule and removed from Rule GRUZ-R19 so these types of activities are not caught by the Non-Complying Activity Status.	<p>Amend GRUZ-R19 as follows</p> <p><i>GRUZ-R19 Industrial activities (other than post-harvest facilities, and rural industrial activities).</i></p> <p>OR</p> <p>By similar wording.</p> <p>AND</p>	DISCONTINUE	

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
					A new definition of Rural Industrial Activities		
		Consequential Rule Change – Insert additional Rule after GRUZ-R19					
	Stream 3 15-17 June	S102.059		To provide for rural industrial activities and rural service activities that support primary production activities in the General Rural Zone using the same format provided for Post Harvest Facilities.	<p>ADD new rule as follows:</p> <p><u>Rules - GRUZ-R20 Rural Industrial Activities and Rural Service Activities</u></p> <p><u>1. Activity Status: Permitted</u></p> <p><u>Where the following conditions are met:</u></p> <ul style="list-style-type: none"> a. <u>Limited to 2500m² gross floor area per site,</u> b. <u>Compliance with:</u> <ul style="list-style-type: none"> i. <u>GRUZ-S2 (Height of Buildings);</u> ii. <u>GRUZ-S3 (Height in Relation to Boundary);</u> iii. <u>GRUZ-S4 (Setback from Roads and Rail Network);</u> iv. <u>GRUZ-S5 (Setback from Neighbours);</u> v. <u>GRUZ-S6 (Shading of Land and Roads);</u> vi. <u>GRUZ-S7 (Electricity Safety Distances);</u> vii. <u>GRUZ-S8 (Transport);</u> viii. <u>GRUZ-S9 (Light); and</u> ix. <u>GRUZ-S10 (Noise).</u> c. <u>Compliance with GRUZ-S12 (setback from gas transmission network).</u> d. <u>Compliance with GRUZ-S13 (setbacks from National Grid).</u> <p><u>Matters over which control is reserved:</u></p> <ul style="list-style-type: none"> e. <u>Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation.</u> f. <u>The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary.</u> g. <u>Methods of disposal of stormwater and wastewater for the activity.</u> h. <u>Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-</u> 	DISCONTINUE	

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
					<p><u>SCHED3 that are located within the site of the activity.</u></p> <p><u>2. Activity status where compliance with condition GRUZ-R20(1)(b) is not achieved: RDIS</u></p> <p><u>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</u></p> <p>a. <u>Assessment matters:</u></p> <p>i. <u>GRUZ-AM1.</u></p> <p>ii. <u>GRUZ-AM2.</u></p> <p>iii. <u>GRUZ-AM3.</u></p> <p>b. <u>Assessment matters in the following chapters:</u></p> <p>i. <u>TRAN – Transport.</u></p> <p>ii. <u>LIGHT – Light.</u></p> <p>iii. <u>NOISE – Noise.</u></p> <p><u>3. Activity status where compliance with condition GRUZ-R20(1)(c) is not achieved: DIS</u></p> <p><u>4. Activity status where compliance with condition GRUZ-R20(1)(d) is not achieved: NC</u></p>		
Part 3 – Area Specific Matters							
Zones – RPROZ – Rural Production Zone							
Objectives							
<p>RPROZ-O1</p> <p>The Rural Production Zone is predominantly used for primary production activities and ancillary activities.</p>	Stream 3 15-17 June	S102.060	Oppose	<p>The range of land use activities to be provided for / relate to the Rural Production Zone are not reflective as per the same corresponding zone set out in the National Planning Standards (NPS).</p> <p>Table 13 of the NPS sets out the zone names and descriptions. With respect to the "Rural Production Zone" the following is set out:</p> <p>Areas used predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural</p>	<p>Amend RPOZ-01 to provide for NPS zone as follows:</p> <p><u>The Rural Production Zone is predominantly used to enable for primary production activities, intensive primary production and intensive indoor primary production and ancillary activities. The zone enables a range of activities that support primary production activities, including associated rural industry, unless an urban zone is more suitable, and other activities that require a rural location.</u></p> <p>And</p> <p><u>Any consequential changes</u></p>	CONTINUE	<p>Key Issue 15</p> <p>ACCEPT IN PART</p> <p>COMMENTS</p> <p>Concur with Section 42A report, reference to IPP activities as predominant use in the Rural Production Zone.</p>

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
				<p>industry, and other activities that require a rural location.</p> <p>The recognition of 'intensive indoor primary production' and 'The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location' are not explicitly provided for in the Proposed Rural Production Zone.</p>			
<p>RPROZ -O3</p> <p>Activities do not reduce the potential for the highly productive land of the District to be used in a productive and sustainable manner.</p>	Stream 3 15-17 June	S102.062	Support	Support intent of the objective	Retain	CONTINUE	<p>Key Issue 4</p> <p>ACCEPT</p> <p>COMMENTS</p> <p>Concur with Section 42A report.</p>
<p>RPROZ -O4</p> <p>The predominant character of the Rural Production Zone is maintained, which includes:</p> <ol style="list-style-type: none"> 1. low-density built form, with open space and few structures; 2. a predominance of rural and land-based primary production activities and associated buildings, such as barns and sheds, and artificial crop protection structures and crop support structures; 3. sounds and smells associated with legitimate primary production activities; 4. existing rural communities and community activities, such as rural halls, reserves and educational facilities; 5. a landscape within which the natural environment (including farming and forest landscapes) predominates over the built one; and 6. an environmental contrast and clear distinction between town and country (including a general lack of urban infrastructure, such as street lighting, solid fences and footpaths). 	Stream 3 15-17 June Stream 3 15-17 June	S102.063 S102.088	Support in part	The characteristics set out in RPROZ -O4 are agreed. However, further recognition is to be given to change within the rural environment whereby a future Rural Production Zone may have more buildings and structures relating to intensive primary production, rural industry and service activities, and ancillary activities that require a rural location.	<p>Add new Objective after GRUZ-02 as follows:</p> <p><u>The character of the General Rural Zone may change in areas where the land supports the following activities:</u></p> <ol style="list-style-type: none"> a. <u>primary production activities,</u> b. <u>intensive primary production activities,</u> c. <u>rural industry and service activities,</u> d. <u>ancillary activities that require a rural location,</u> <p><u>whereby these above types of activities have buildings and structures that different to those captured in Objective RPROZ -O4.</u></p>	CONTINUE	<p>Key Issue 15 (s102.063)</p> <p>REJECT</p> <p>Key Issue 4 (s102.088)</p> <p>Accept in part</p> <p>COMMENTS</p> <p>To be consistent refer to 'intensive primary production activities'.</p>
<p>RPROZ -O5</p> <p>Adverse effects of activities are managed to maintain rural character and amenity.</p>	Stream 3 15-17 June	S102.064	Support			CONTINUE	<p>Key Issue 4</p> <p>ACCEPT</p> <p>COMMENTS</p> <p>Concur with Section 42A report.</p>

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
RPROZ -O6 <i>The primary productive purpose and predominant character of the Rural Production Zone are not compromised by potentially incompatible activities establishing.</i>	Stream 3 15-17 June	S102.065	Support in part	This objective – policies may sort this vague objective out. Explanation Support the intent of this objective, yet additional explanation within the objective could give a certainty on what constitutes incompatible, ie sensitive activities close to primary production activities?	Amend RPROZ-06 and provide more explanation as to what are incompatible activities.	CONTINUE	Key Issue 4 REJECT COMMENTS Concur with Section 42A report.
		<i>Policies</i>					
RPROZ -P1 <i>To allow land-based primary production and ancillary activities which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production Zone.</i>	Stream 3 15-17 June	S102.066	Oppose in part	The range of land use activities to be provided for / relate to the Rural Production Zone is not reflected as per the NPS same corresponding zone. <u>intensive primary production and intensive indoor primary production and ancillary activities. The zone enables a range of activities that support primary production activities, including associated rural industry, unless an urban zone is more suitable, and other activities that require a rural location.</u>	Amend RPROZ-P1 as follows: <i>To allow land-based primary production, intensive primary production and intensive indoor primary production and ancillary activities. A range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production Zone.</i>	CONTINUE	Key Issue 15 ACCEPT COMMENTS Concur with Section 42A report as intensive primary production is given better recognition in the policy.
RPROZ -P2 <i>To allow activities of a limited scale which support the function and wellbeing of rural communities and/or enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated.</i>	Stream 3 15-17 June	S102.067	Support in part	Unclear as to whether this policy is referring to tourism, recreation and educational type land uses, or commercial and industrial activities.	Clarify what type of activities are envisaged with this policy.	CONTINUE	Key Issue 4 ACCEPT IN PART COMMENTS Suggest changing subclause (3), so that avoiding reverse sensitivity effects is clearer and aligned with RLR-AER5 and RPROZ-P7 (4)
RPROZ -P3 <i>To manage the scale of post-harvest facilities and rural commercial activities to ensure that they remain compatible with the primary productive purpose of the Rural Production Zone, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.</i>	Stream 3 15-17 June	S102.068	Support		Retain RPROZ-P3	DISCONTINUE	Key Issue 4 ACCEPT COMMENTS Concur with Section 42A report.
RPROZ -P4	Stream 3 15-17 June	S102.069	Support		Retain policy	CONTINUE	ACCEPT IN PART COMMENTS Concur with Section 42A report.

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
<i>To manage the bulk, scale and location of buildings to maintain the character and amenity of the rural area.</i>							
<p>RPROZ -P5</p> <p><i>To require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.</i></p>	Stream 3 15-17 June	S102.070	Support in part	Support the use of a separation distance between [intensive] primary production activities to manage land use conflict and reverse sensitivity effects. The actual effects avoided, remedied or mitigated by using a separation distance are noise, odour, outlook, visual, dust, traffic movements and overall intensive use. If a lesser separation distance can achieve an appropriate level of effects management at a property boundary, a RDA status of consent application would give an appropriate level of scrutiny instead of a non-complying activity. The policy would be more appropriate if it gave more guidance for property boundary matters.	<p>Amend policy as follows:</p> <p><i>To require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict, <u>Reduced separation distances may be appropriate at property boundaries, and a restricted discretionary activity consent process can be used to determine whether an appropriate level of effects at a property boundary can be provided for.</u></i></p>	CONTINUE	<p>REJECT</p> <p>COMMENTS Concur with Section 42A report.</p>
<p>RPROZ -P7</p> <p><i>To ensure incompatible activities do not locate in the Rural Productive Zone where the activity will:</i></p> <ol style="list-style-type: none"> <i>will be inconsistent with the primary productive purpose and predominant character of the Rural Productive Zone;</i> <i>will constrain the establishment and use of land for primary production;</i> <i>exhibits no exceptional or unusual features that would differentiate it from possible later applications, which in combination would lead to incremental creep of urban activities and/or sporadic urban activities onto the highly productive land of the District; and/or</i> <i>will result in reverse sensitivity and/or lead to land use conflict.</i> 	Stream 3 15-17 June	S102.071	Support	Support policy direction, whereas compatible activities can be provided for within a planned and coordinated area within a Future Development Area.	Retain Policy	DISCONTINUE	<p>Key Issue 4</p> <p>ACCEPT</p> <p>COMMENTS Concur with Section 42A report.</p>
<p>RPROZ-P8</p> <p><i>To avoid residential and rural lifestyle subdivision that results in fragmentation of land within the Rural Production Zone and/or which limits the use of land for primary-productive purposes.</i></p>	Stream 3 15-17 June	S102.072	Support	Support policy direction to reduce reverse sensitivity effects within the rural environment.	Retain Policy	CONTINUE	<p>Key Issue 4</p> <p>ACCEPT IN PART</p> <p>COMMENTS Concur with Section 42A report.</p>
		Consequential Change – Insert additional Policies after PRPOZ-P10					

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
	Stream 3 15-17 June	S102.074		An additional policy giving specific direction for rural industrial activities and service activities to be able to locate within the Rural Production Zone, and support the main function of the zone, which is set out in the NPS zone description.	Insert a new policy as follows: <u>PRPOZ-P11</u> <u>To enable the development and use of rural industrial activities and service activities, which support primary production and intensive production activities, within the Rural Production Zone.</u> <u>And</u> <u>Any consequential changes</u>	DISCONTINUE	Key Issue 4 ACCEPT IN PART COMMENTS Concur with Section 42A report.
	Stream 3 15-17 June	S102.075		An additional policy to recognise the economic benefits of intensive primary production, as well as the flow on to post harvest facilities, service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.	Insert a new policy as follows: <u>PRPOZ-P12</u> <u>Recognise the economic benefits derived from well functioning and operating intensive primary production activities, as well as the flow on to post harvest facilities, service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.</u>	CONTINUE	Key Issue 13 REJECT COMMENTS Concur with Section 42A report, the amendments made elsewhere to better recognise intensive primary production is appropriate. Although I do consider it a missed opportunity to explicitly recognise the economic benefits derived from well functioning and operating intensive primary production activities, and the flow on to communities.
		Rules – RPROZ-R3 - Primary production activities (including ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying)					
1. Activity Status: PERMITTED Where the following conditions are met: a. Compliance with: i. RPROZ -S2 [Total Building Coverage]; ii. RPROZ -S3 (Height of buildings); iii. RPROZ -S4 (Height in Relation to Boundary); iv. RPROZ -S5 (Setback from Roads and Rail Network); v. RPROZ -S6 (Setback from Neighbours); vi. RPROZ -S7 (Shading of Land and Roads); vii. RPROZ -S8 (Electricity Safety Distances); viii. RPROZ -S9 (Transport); ix. RPROZ -S10 (Light); and	Stream 3 15-17 June	S102.076	Support in part	This rule would permit e. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and f. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); g. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but	Clarify what “initial processing” as set out in the definition of Primary Production activities is permitted by this Rule and what is considered to be post-harvest facilities.	DISCONTINUE	COMMENTS Concur with Section 42A report

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
x. RPROZ -S11 (Noise). b. Compliance with i. RPROZ -S13 (building restrictions near Waipukurau Aerodrome); and ii. RPROZ -S14 (setback from gas transmission network). c. Compliance with RPROZ -S15 (setbacks from National Grid). <i>Note: The provisions of the Rural Production Zone in the District Plan do not apply to plantation forestry. Plantation forestry is regulated separately under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 which addresses such things as setbacks, earthworks management, land preparation, harvesting and replanting.</i>				h. excludes further processing of those commodities into a different product. Any agricultural or horticultural activities, such as farming of sheep, cattle, pigs, goats, fruit and vege and any buildings and structures required to do initial processing of commodities on site. Excludes mining and quarrying – these provided for in earthwork rules. Post harvesting facilities are provided for in a different rule.			
2. Activity status where compliance with condition Primary Production Activities (GRUZ-R3(1)(a)) is not achieved: RDIS <i>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</i> a. Assessment matters: RPROZ-AM1. RPROZ -AM2. RPROZ -AM 4. b. Assessment matters in the following chapters: TRAN – Transport. LIGHT – Light. NOISE – Noise.	Stream 3 15-17 June	S102.077	Support	Support RDA activity status	Retain	DISCONTINUE	Key Issue 6 ACCEPT COMMENTS Concur with Section 42A report
3. Activity status where compliance with condition RPROZ-R3(1)(b) is not achieved: DIS	Stream 3 15-17 June	S102.077	Support	Support RDA activity status	Retain	DISCONTINUE	Key Issue 6 ACCEPT COMMENTS Concur with Section 42A report
4. Activity status where compliance with condition RPROZ-R3(1)(c) is not achieved: NC	Stream 3 15-17 June	S102.077	Support	Support RDA activity status	Retain	DISCONTINUE	Key Issue 6 ACCEPT COMMENTS Concur with Section 42A report
		<i>Rules - RPROZ-R6 Post harvest facilities</i>					
1. Activity Status: PER <i>Where the following conditions are met:</i> a. Limited to 2500m ² gross floor area per site.	Stream 3 15-17 June	S102.078	Support	This rule provides for Post Harvest Facilities, subject to performance standards, which are defined as: <i>buildings operated by one or more growers and used for</i>	Retain Rule RPROZ-R6 and activity status	DISCONTINUE	Key Issue 6 ACCEPT COMMENTS Concur with Section 42A report

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
<p>b. Compliance with:</p> <p>c. Compliance with:</p> <p>i. RPROZ -S2 [Total Building Coverage];</p> <p>ii. RPROZ -S3 (Height of buildings);</p> <p>iii. RPROZ -S4 (Height in Relation to Boundary);</p> <p>iv. RPROZ -S5 (Setback from Roads and Rail Network);</p> <p>v. RPROZ -S6 (Setback from Neighbours);</p> <p>vi. RPROZ -S7 (Shading of Land and Roads);</p> <p>vii. RPROZ -S8 (Electricity Safety Distances);</p> <p>viii. RPROZ -S9 (Transport);</p> <p>ix. RPROZ -S10 (Light); and</p> <p>x. RPROZ -S11 (Noise).</p> <p>d. Compliance with</p> <p>i. RPROZ -S13 (building restrictions near Waipukurau Aerodrome); and</p> <p>ii. RPROZ -S14 (setback from gas transmission network).</p> <p>e. Compliance with RPROZ -S15 (setbacks from National Grid).</p> <p>Matters over which control is reserved:</p> <p>f. Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation.</p> <p>g. The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary.</p> <p>h. Methods of disposal of stormwater and wastewater for the activity.</p> <p>i. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 that are located within the site of the activity.</p>				<p>wine-making, or the storage, packaging, washing, inspecting and grading of eggs, fruit, vegetables or other (natural and unprocessed) primary produce brought to the post-harvest facility from a range of locations, and includes ancillary activities directly associated with post-harvest operations.</p> <p>a. Includes:</p> <p>i. pack-houses, cool-stores and wineries</p> <p>ii. use of the site for the collection and distribution of horticultural products (including grapes)</p> <p>iii. preparation and shrink wrapping horticultural products in preparation for distribution to retail outlets</p> <p>iv. collection and distribution of agricultural products including the cross loading of trucks used in the collection and delivery of horticultural products</p> <p>v. the on-site servicing and maintenance of vehicles and equipment associated with the activities</p> <p>b. Excludes:</p> <p>i. retail sales</p>			

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
				other industrial activities (e.g. forestry and dairy processing facilities)			
2. Activity status where compliance with condition Primary Production Activities (RPROZ-R3(1)(b)) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): <ul style="list-style-type: none"> a. Assessment matters: RPROZ-AM1. RPROZ-AM2. RPROZ-AM 4. b. Assessment matters in the following chapters: TRAN – Transport. LIGHT – Light. NOISE – Noise. 	Stream 3 15-17 June	S102.078	Support	Support RDA activity status	Retain	DISCONTINUE	Key Issue 6 ACCEPT COMMENTS Concur with Section 42A report
Activity status where compliance with condition RPROZ-R3(1)(a) is not achieved: DIS	Stream 3 15-17 June	S102.078	Support	Support Discretionary activity status. This relates to facilities that exceed the 2500m² GFA.	Retain	DISCONTINUE	Key Issue 6 ACCEPT COMMENTS Concur with Section 42A report
		RPROZ-R14 Intensive primary production activities (other than commercial boarding and/or breeding of cats, dogs, and other domestic pets)					
1. Activity Status: CON Where the following conditions are met: <ul style="list-style-type: none"> a. Minimum setbacks for buildings housing animals reared intensively, enclosures accommodating animals reared intensively, and organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, from: <ul style="list-style-type: none"> i. any Settlement, Rural Lifestyle, Large Lot Residential (Coastal) or General Residential Zone boundary is 500m. ii. from a property boundary is 200m. b. Compliance with: <ul style="list-style-type: none"> i. RPROZ -S2 [Total Building Coverage]; ii. RPROZ -S3 (Height of buildings); iii. RPROZ -S4 (Height in Relation to Boundary); iv. RPROZ -S5 (Setback from Roads and Rail Network); v. RPROZ -S6 (Setback from Neighbours); vi. RPROZ -S7 (Shading of Land and Roads); 	Stream 3 15-17 June	S102.079	Support in part	Provides for intensive primary production activities, subject to conditions.	Retain Rule RPROZ- R14.1 and activity status	CONTINUE	Key Issue 14 ACCEPT COMMENTS Concur with Section 42A report

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
<p>vii. RPROZ -S8 (Electricity Safety Distances);</p> <p>viii. RPROZ -S9 (Transport);</p> <p>ix. RPROZ -S10 (Light); and</p> <p>x. RPROZ -S11 (Noise).</p> <p>c. Compliance with</p> <p>i. RPROZ -S13 (building restrictions near Waipukurau Aerodrome); and</p> <p>ii. RPROZ -S14 (setback from gas transmission network).</p> <p>d. Compliance with RPROZ -S15 (setbacks from National Grid).</p> <p>Matters over which control is reserved:</p> <p>e. Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation.</p> <p>f. The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary.</p> <p>g. Methods of disposal of stormwater and wastewater for the activity.</p> <p>h. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 that are located within the site of the activity.</p>							
<p>2. Activity status where compliance with condition RPROZ-R14(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>c. Assessment matters:</p> <p>i. RPROZ -AM1.</p> <p>ii. RPROZ -AM2.</p> <p>d. Assessment matters in the following chapters:</p> <p>i. TRAN – Transport.</p> <p>ii. LIGHT – Light.</p> <p>iii. NOISE – Noise.</p>	Stream 3 15-17 June	S102.080	Oppose	<p>The Restricted Discretionary Activity status is also appropriate for proposed intensive primary production activities which do not comply with Rule 14.1(a)(ii), property boundary setback. This is because the actual and potential adverse effects are localised and can be quantified and managed. A reduce separation distance (ie less than 200m) from a property boundary may have functional and practical reasons. , Design and site management may be able to avoid adverse effects on adjoining property and are effectively and efficiently captured in specific Assessment Criteria.</p> <p>Relief sought is an RDA status, rather than a non-complying status whereby there is a non-compliance with Rule 14.1(a)(ii) .</p>	<p>Amend Rule R14.2 as follows:</p> <p>2. Activity status where compliance with condition <u>RPROZ-R14.1(a)(ii)</u> <u>and/or</u> RPROZ-R14(1)(b) is not achieved: RDIS</p>	CONTINUE	<p>Key Issue 14</p> <p>ACCEPT IN PART</p> <p>COMMENTS</p> <p>Concur with Section 42A report</p>

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
3. Activity status where compliance with condition RPROZ-R14(1)(c) is not achieved: DIS	Stream 3 15-17 June	S102.081	Support in part	Clarify whether the gas transmission network (any gas or liquid petroleum pipeline with a pressure greater than 2,000 kilopascals, inclusive of any incidental above or below ground equipment which forms part of the transmission network.) referred to in this condition includes both the high and low networks shown on the planning maps, or only the high?	Clarify within the rule and definition if the gas transmission network includes the high and low networks shown on the planning maps.	CONTINUE	
4. Activity status where compliance with conditions RPROZ -R14(1)(a) and/or RPROZ -R14(1)(d) is not achieved: NC	Stream 3 15-17 June	S102.082	Oppose	<p>A non-complying activity status indicates that the intensive primary production activity is likely to be inappropriate for the Rural Production Zone. In relation to separation distance from a zone boundary or GRUZ-R14(1)(d), that may be appropriate.</p> <p>However, when a non-compliance with a property boundary separation distance an RDA status is more appropriate compared to a Non-complying Activity status, as a RDA requires a consent process that isolates the matters of concern – that being proximity to a property boundary and focuses the consent on the actual and potential effects of the infringement.</p> <p>An RDA activity status would better provide for the PRP Objectives and Policies.</p>	<p>Amend Rule R14.4 as follows:</p> <p>4. Activity status where compliance with conditions RPROZ -R14(1)(a)(i) and/or RPROZ -R14(1)(d) is not achieved: NC</p>	CONTINUE	<p>Key Issue 14</p> <p>ACCEPT</p> <p>COMMENTS</p> <p>Concur with Section 42A report</p>
		RPROZ-R19 Industrial activities (other than post-harvest facilities)					
1. Activity Status: NC Where the following conditions are met: N/A	Stream 3 15-17 June	S102.083	Oppose	To enable Rural Industrial activities to be provided in the General Rural Zone by way of a new permitted activity rule and removed from Rule GRUZ-R19 so these types of activities are not caught by the Non-Complying Activity Status.	<p>Amend RPROZ-R19 as follows</p> <p>RPROZ -R19 Industrial activities (other than post-harvest facilities, <u>rural industrial activities</u>).</p> <p>OR</p> <p>By similar wording.</p>	DISCONTINUE	
		Consequential Rule Change – Insert additional Rules after RPROZ-R20					
	Stream 3 15-17 June	S102.084		To provide for rural industrial activities and rural service activities that support primary production activities in the	ADD new rule as follows:	DISCONTINUE	

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
				Rural Production Zone using the same format provided for Post Harvest Facilities.	<p><u>Rural Industrial Activities and Rural Service Activities</u></p> <p><u>1. Activity Status: Permitted</u></p> <p><u>Where the following conditions are met:</u></p> <ul style="list-style-type: none"> a. <u>Limited to 2500m² gross floor area per site.</u> b. <u>Compliance with:</u> <ul style="list-style-type: none"> i. <u>RPROZ -S2 [Total Building Coverage];</u> ii. <u>RPROZ -S3 (Height of buildings);</u> iii. <u>RPROZ -S4 (Height in Relation to Boundary);</u> iv. <u>RPROZ -S5 (Setback from Roads and Rail Network);</u> v. <u>RPROZ -S6 (Setback from Neighbours);</u> vi. <u>RPROZ -S7 (Shading of Land and Roads);</u> vii. <u>RPROZ -S8 (Electricity Safety Distances);</u> viii. <u>RPROZ -S9 (Transport);</u> ix. <u>RPROZ -S10 (Light); and</u> x. <u>RPROZ -S11 (Noise).</u> c. <u>Compliance with</u> <ul style="list-style-type: none"> i. <u>RPROZ -S13 (building restrictions near Waipukurau Aerodrome); and</u> ii. <u>RPROZ -S14 (setback from gas transmission network).</u> d. <u>Compliance with RPROZ -S15 (setbacks from National Grid).</u> <p><u>Matters over which control is reserved:</u></p> <ul style="list-style-type: none"> e. <u>Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation.</u> f. <u>The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary.</u> g. <u>Methods of disposal of stormwater and wastewater for the activity.</u> h. <u>Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-</u> 		

PROPOSED DISTRICT PLAN PROVISION(S)	HEARING STREAM	SUBMISSION POINT NO.	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT	CONTINUE/DISCONTINUE	SECTION 42A REPORT / COMMENTS
					<p><u>SCHED3 that are located within the site of the activity.</u></p> <p><u>2. Activity status where compliance with condition RPROZ-R20(1)(b) is not achieved: RDIS</u></p> <p><u>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</u></p> <p>a. <u>Assessment matters:</u></p> <p>i. <u>RPROZ -AM1.</u></p> <p>ii. <u>RPROZ -AM2.</u></p> <p>iii. <u>RPROZ -AM3.</u></p> <p>b. <u>Assessment matters in the following chapters:</u></p> <p>i. <u>TRAN – Transport.</u></p> <p>ii. <u>LIGHT – Light.</u></p> <p>iii. <u>NOISE – Noise.</u></p> <p><u>3. Activity status where compliance with condition RPROZ-R20(1)(c) is not achieved: DIS</u></p> <p><u>4. Activity status where compliance with condition RPROZ -R20(1)(d) is not achieved: NC</u></p>		
		Standards - RPROZ-R12 Setback from Existing Intensive Primary Production Activities					
<p><i>Sensitive Activities</i></p> <p>1. <i>Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is 200 metres.</i></p>	Stream 3 15-17 June	S102.086	Oppose	<p>The separation distance between new sensitive activities from buildings etc associated with intensive primary production is 200m. However, this 200m is more appropriate if measured from the property boundary of a site that has an intensive primary production activity, same as what is required under Rule 14.1 (b) (ii) for a new IPP in relation a property boundary.</p> <p>In addition, it is uncertain whether the separation distance specified is to be measured only from buildings used in conjunction with an IPP, or land as well.</p>	<p>Amend Standard RPROZ-R12 as follows:</p> <p><u>Minimum setback of buildings from a property boundary with an from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is 200 metres.</u></p>	CONTINUE	<p>Key Issue 14</p> <p>REJECT</p> <p>COMMENTS</p> <p>Concur with Section 42A report</p>

APPENDIX 2

Recommended changes to the Section 42A Report

Provisions of the Proposed District Plan

PART 2 – DISTRICT-WIDE MATTERS

STRATEGIC DIRECTION

RLR – Rural Land Resource

Introduction

The Resource Management Act requires Council to manage the use, development and protection of natural resources, including the rural land resource, while sustaining the potential of such resources to meet the reasonably foreseeable needs of future generations and while safeguarding the life-supporting capacity of air, water, soil, and ecosystems.

Land-based primary production (including intensive primary production), underpins the economic, social, and cultural well-being of the Central Hawke's Bay District, and the District's rural land resource is important for sustaining this production. Rural production and processing/manufacturing together accounts for just over half of the District's total GDP and around half of the District's employment (based on Stats NZ 2012 figures). Central Hawke's Bay accounts for approximately 40% of the total pastoral and associated cropping land in the Hawke's Bay Region¹.

Of note is the significant concentration of highly productive land in the District. Highly productive land in the Central Hawke's Bay District covers 82,881 hectares, and comprises approximately 25% of the District's total land area². The District's highly productive land is centred in and around the Ruataniwha Plains and flat-to-rolling land surrounding the urban areas of Waipukurau, Waipawa and Ōtane.

Highly productive soils provide a high level of flexibility in terms of the types of crops that can be grown, and these qualities enable rapid response to changing technologies or crop types required in the future. Highly productive land in New Zealand is rare, and therefore of very high value for food and crop production. The Ministry for the Environment's 'Our Land 2018' and 'Environment Aotearoa 2019' reports have identified that many of New Zealand's productive areas have already been lost and that there are two key pressures facing highly productive land – being urban expansion and the accompanying loss of New Zealand's most versatile and productive land, and an increase in rural lifestyle developments, particularly on the fringes of urban areas.

The District's highly productive land is therefore a significant resource base for the District, and has been deemed to be of regional, if not national, significance warranting specific recognition in the District Plan for its finite characteristics and high value for primary

Commented [RM1]: S42.011 Pork Industry - Rural Topic, Key Issue 13

¹ 'Review of Central Hawke's Bay District District Plan, District Economic Assessment', Economic Solutions Limited, August 2013.

² 'Assessment on the need for a new rural zone for subdivision in the Central Hawke's Bay District – Report for the Central Hawke's Bay District Council', LandVision Limited, 24 January 2018.

production purposes³. It is also experiencing increasing pressure from rural lifestyle developments and for urban expansion to cater for projected household growth. If this continues to be left unchecked, fragmentation of this resource will have a cumulative impact, including direct loss of highly productive land for primary production and reverse sensitivity implications, which could collectively compromise its productive potential.

Providing for a range and flexibility of land use activities is important for the future in adding diversity and resilience to the rural economy, thereby providing additional employment and economic opportunities to the community. However, this needs to be consciously balanced against the need to protect and retain the rural land resource, in particular the concentration of highly productive land in the District, alongside the health and availability of water.

The establishment of an overall strategy for sustainable management of the District's rural land resource therefore underpins the strategic direction of this District Plan. For this reason, the District Plan has encompassed the concentration of highly productive land of Central Hawke's Bay centred in and around the Ruataniwha and Takapau Plains and flat-to-rolling land surrounding Waipukurau, Waipawa and Ōtane, within a separate zone – the Rural Production Zone (RPROZ).

At a national level, a National Policy Statement for Highly Productive Land (NPS-HPL) is anticipated to be gazetted and is expected to take effect mid 2021, which will likely require District Plans to:

- identify highly productive land;
- maintain the availability and productive capacity of highly productive land for primary production;
- consider giving greater protection to areas of highly productive land that make a greater contribution to the economy and community; and
- manage rural subdivision to avoid fragmentation and maintain the productive capacity of highly productive land.

It is anticipated that the approach in this District Plan will go a long way towards already giving effect to the likely future requirements of the NPS-HPL.

Issues

RLR-I1 Incremental Loss of Highly Productive Land

Land fragmentation and development that leads to the incremental and irreversible loss of highly productive land for primary production.

Explanation

In New Zealand highly productive land is under pressure from a range of competing uses. In particular, highly productive land is becoming increasingly fragmented, mostly as a result of rural subdivision. Rural subdivision is where a single parcel of rural land is divided into two or

³ 'Assessment on the need for a new rural zone for subdivision in the Central Hawke's Bay District – Report for the Central Hawke's Bay District Council', LandVision Limited, 24 January 2018.

more parcels. The resulting smaller land parcels can often prevent the use of land for many types of primary production therefore affecting that particular piece of land's versatility.

There has been a history of ad hoc subdivision of small lifestyle blocks within the Central Hawke's Bay District for many years. Many of these blocks are located on highly productive and versatile land or soils. Although some lifestyle blocks do continue to be productive in terms of agricultural or horticultural product, more often than not they become un-productive and their productive potential is lost forever.

Land fragmentation can result in a loss of versatility and the productive capability of rural land, mostly through:

1. Land use change from primary production to non-primary production (lifestyle development, urban development, unrelated industrial/commercial developments etc).
2. Property values in traditional primary production areas increasing to the point that productive land uses become unprofitable.
3. Productive land uses becoming unprofitable because small lot sizes limit management options.
4. Degradation of soil ecosystem services/functions.
5. New sensitive activities establishing on rural land, with the potential to compromise or constrain the operation of existing lawfully established activities and primary production activities in the vicinity (reverse sensitivity).

The District Plan therefore seeks to limit the amount of fragmentation of the District's highly productive land over time, and manage land use change and development of highly productive land to maintain the productive capacity of this scarce and valuable resource for current and future generations.

Objectives

- | | |
|---------------|--|
| RLR-O1 | The productive capacity of the District's rural land resource, particularly the District's highly productive land, is maintained. |
| RLR-O2 | The primary production role and associated amenity of the District's rural land resource is retained, and is <u>not compromised by protected from</u> inappropriate subdivision, use and development. |
| RLR-O3 | The District's highly productive land is protected from further fragmentation. |
| RLR-O4 | Residential living and other activities that are unrelated to primary production are directed to locations zoned for those purposes and that are not situated on highly productive land. |

Commented [CP2]: S102.011 TMMC – Rural Topic, Key Issue 2

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Commented [RM3]: S81.034 Hort NZ - Rural Topic, Key Issue 2

Commented [RM4]: S116.006 Silver Fern Farms - Rural Topic, Key Issue 2

Policies

- RLR-P1** To identify the highly productive land centred in and around the Ruataniwha and Takapau Plains and surrounding Waipukurau, Waipawa and Ōtane within a specific rural zone – the Rural Production Zone.
- RLR-P2** To avoid unplanned urban expansion onto the District's highly productive land where other feasible options exist in the Rural Production Zone.
- RLR-P3** To limit the amount of further fragmentation of the District's rural land resource through limiting lifestyle subdivision in the General Rural Zone, and particularly in the Rural Production Zone, and directing lifestyle site subdivision primarily to the Rural Lifestyle Zone.
- RLR-P4** To provide for a wide range of activities to establish, which complement the resources of the rural area, provided that they do not unduly compromise the primary production role and associated rural character and amenity of the rural land resource, particularly in the Rural Production Zone, recognising that some non-primary production activities have an operational or functional need to locate in a rural area.
- RLR-P5** To enable primary production and related activities to operate in rural areas in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity.

Commented [RM5]: S116.010 Silver Fern Farms - Rural Topic, Key Issue 2

Commented [RM6]: S116.011 Silver Fern Farms - Rural Topic, Key Issue 2

Commented [RM7]: S79.016 Transpower, S81.042 Hort NZ - Rural Topic, Key Issue 2

Methods

Methods for implementing the policies:

RLR-M1 Area-Specific Provisions

The use of zoning to direct activities to appropriate locations:

GRUZ – General Rural Zone:

The General Rural Zone encompasses the bulk of the District's rural land. This area is suitable for a wide range of primary production activities (including intensive primary production and related post-harvest facilities) to occur, that can require exclusive areas of land and establishes the flexibility for landowners to identify opportunities to innovatively utilise the resources of the area. Controls in this Zone are tailored to provide flexibility for landowners.

Commented [RM8]: S42.014 Pork Industry - Rural Topic, Key Issue 13

Commented [RM9]: S102.021 Te Mata Mushrooms - Rural Topic, Key Issue 15

RPROZ – Rural Production Zone:

The Rural Production Zone encompasses the concentration of highly productive land in and around the Ruataniwha and Takapau Plains and Waipukurau, Waipawa and Ōtane.

Standards in this Zone reflect the more intensive nature of [primary production activities \(including intensive primary production and related post-harvest facilities\)](#), the increased interface between different land uses and the proximity of the Zone to the urban centres, and the pressures that this places on the soil resource.

Commented [RM10]: S42.014 Pork Industry - Rural Topic, Key Issue 13

Commented [RM11]: S102.021 Te Mata Mushrooms - Rural Topic, Key Issue 15

RLZ – Rural Lifestyle Zone:

This Zone provides the main opportunity for low density residential development in the District, in close proximity to the main urban areas of Waipukurau and Waipawa.

RLR-M2 Proposed National Policy Statement for Highly Productive Land (NPS-HPL)

The NPS-HPL will likely require District Plans to identify highly productive land in their District, and include provisions that maintain the availability and productive capacity of highly productive land for primary production and that manage rural subdivision to avoid fragmentation and maintain the productive capacity of highly productive land.

RLR-M3 Land Information Memorandum

When requested, people wishing to establish in the rural [area-zones](#) will be issued with a Land Information Memorandum advising them that they are establishing in a productive rural environment where amenity standards associated with the normal conduct of farming operations, [and related activities such as established rural industry](#), in the Zone (that is, amenity standards that allow for fluctuating noise, odour and air quality levels resulting from accepted primary production management practices [and rural industry activities](#)) will be upheld by the Council. Provided that these activities are carried out within the provisions established by the District Plan [or in accordance with a resource consent\(s\)](#), the effects [of the activities on amenity standards](#) will not be considered a nuisance.

Commented [RM12]: S116.014 Silver Fern Farms - Rural Topic, Key Issue 15

Principal Reasons

The principal reasons for adopting the policies and methods:

The traditional pastoral area of the District will continue to be an important component of the District's economy and must be safeguarded – particularly the regionally, if not nationally, significant concentration of highly productive land in and around the Ruataniwha and Takapau Plains and surrounding Waipukurau, Waipawa and Ōtāne (in line with the proposed NPS-HPL).

The subdivision of land will be primarily for the purpose of achieving a more efficient outcome for land based primary production around pastoral, cropping or forestry purposes. There may be the need to subdivide off a surplus residential building or provide for those property owners who may wish to subdivide their house from the farm and retire on the property, but these activities need a level of control. The Plan aims to prevent large numbers of small holdings in the rural environment, [particularly on the highly productive land within the Rural Production Zone](#).

Commented [RM13]: S116.015 Silver Fern Farms - Rural Topic, Key Issue 15

The rural environment provides for a range of activities and farm and associated buildings that are of a scale to meet the needs of the primary production sector (including intensive primary production). There is a limit on the scale of commercial and industrial activities in the rural environment and beyond the floor area standards outlined within the zones these types of activity should be located within the appropriate zones where the effects can be suitably accommodated.

Commented [RM14]: S42.015 Pork Industry - Rural Topic, Key Issue 13

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

- | | |
|----------|---|
| RLR-AER1 | The safeguarding of the District's rural land resource and its life-supporting capacity for current and future generations. |
| RLR-AER2 | The area of land available for primary production purposes is not reduced by ad hoc and unplanned development. |
| RLR-AER3 | An attractive and economically sustainable rural environment that provides opportunity for a stable rural population. |
| RLR-AER4 | <u>Activities in the rural area are primarily primary production and related activities</u> A diversity of activity in the rural area. |
| RLR-AER5 | Maintaining and enhancing rural character and amenity including avoiding reverse sensitivity effects. |

Commented [RM15]: S81.045 Hort NZ - Rural Topic, Key Issue 2

RPROZ – Rural Production Zone

Introduction

The Rural Production Zone represents the identified concentration of highly productive land centred in and around the Ruataniwha and Takapau Plains and surrounding Waipukurau, Waipawa and Ōtane.

The Zone encompasses the contiguous, flat to undulating terrain within the District that collectively supports regionally (and nationally) significant primary production and associated secondary services, based on:

- an exceptionally high proportion of Class 1-3 soils (comprising almost 25% of the District),
- Class 7 soils that are recognised as having very high value for viticultural production (which comprise almost 2% of the District),
- its proximity to a cluster of national and international processing industries and associated qualified labour force within the Hawke Bay Region, and
- its proximity to the Port of Napier and other regionally strategic transport networks providing efficient transport of produce.

The predominant land uses within this part of the rural area of the District are [primary production \(including intensive primary production\)](#), cropping, livestock farming, and horticulture (including viticulture).

Commented [RM1]: S42.065 Pork Industry - Rural Topic, Key Issue 13

The rural landscape within the Rural Production Zone also supports a range of recreational activities, and areas of indigenous vegetation and habitat of indigenous fauna, particularly along the riparian margins of the incised river and streams that pass through the zone.

The Zone is generally sparsely settled and is characterised by a predominance of open space. ~~There are a small number of few~~ commercial or industrial activities within the Zone that are of a small scale, and [a small number of larger established rural industries](#), largely servicing the primary production sector and rural communities.

Commented [RM2]: S81.139 Hort NZ - Rural Topic, Key Issue 15

Issues

refer Issues RLR-I1, and GRUZ-I1 and GRUZ-I2.

Objectives

RPROZ-01 The Rural Production Zone is predominantly used for primary production activities [\(including intensive primary production\)](#) and associated ancillary activities.

Commented [RM3]: S42.066 Pork Industry - Rural Topic, Key Issue 13 and S102.060 Te Mata Mushrooms - Rural Topic, Key Issue 15

RPROZ-O2 The rural land resource is protected from fragmentation, and from being compromised by inappropriate building and development, including from ad hoc urban expansion.

RPROZ-O3 Activities do not reduce the potential for the highly productive land of the District to be used in a productive and sustainable manner.

RPROZ-O4 The predominant character of the Rural Production Zone is maintained, which includes:

1. overall low-density built form, with open space and few structures;
2. a predominance of rural and land-based primary production activities, intensive primary production activities and associated buildings such as barns and sheds, post-harvest facilities, seasonal workers accommodation, and artificial crop protection structures and crop support structures, which may vary across the district and seasonally;
3. the sounds, and smells, and traffic associated with legitimate primary production activities, and established rural industries, anticipated from a working rural environment;
4. existing rural communities and community activities, such as rural halls, reserves and educational facilities;
5. a landscape within which the natural environment (including farming and forest landscapes) predominates over the built one;
6. an environmental contrast and clear distinction between town and country (including a general lack of urban infrastructure, such as street lighting, solid fences and footpaths).

Commented [CP4]: S102.063 and S102.013 – Rural Topic, Key Issue 2 and 15

Commented [RM5]: S116.031 Silver Fern Farms - Rural Topic, Key Issue 15

Commented [RM6]: S81.143 Hort NZ - Rural Topic, Key Issue 4

RPROZ-O5 Adverse effects of activities are managed to maintain rural character and amenity.

RPROZ-O6 The primary productive purpose and predominant character of the Rural Production Zone are not compromised by potentially incompatible activities establishing.

RPROZ-O7 The Waipukurau Aerodrome is protected from noise sensitive activities establishing within the air noise boundary.

Policies

RPROZ-P1 To allow enable land-based primary production (including intensive primary production) and ancillary activities, recognising which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production Zone.

Commented [RM7]: S42.067 Pork Industry - Rural Topic, Key Issue 13 and S102.066 Te Mata Mushrooms - Rural Topic, Key Issue 15

RPROZ-P2 To allow activities of a limited scale, which support the function and wellbeing of rural communities and/or enjoyment of the rural

Commented [RM8]: S121.207 Federated Farmers, S81.146 Hort NZ - Rural Topic, Key Issue 4

environment and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated. To provide for non-primary production related activities that have a functional need or operational need for a rural location, and where they are managed to ensure that:

1. their scale, intensity and built form are in keeping with the rural character of the Rural Production Zone;
2. they maintain a level of amenity in keeping with the rural character of the Rural Production Zone;
3. they minimise potential reverse sensitivity effects on activities otherwise anticipated within the area managed and land use conflict avoided Rural Production Zone; and
4. adverse effects are avoided, remedied or mitigated

RPROZ-P3

To manage the scale of post-harvest facilities and rural commercial activities to ensure that they remain compatible with the primary productive purpose of the Rural Production Zone, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.

Commented [CP9]: S102.067 TMMC – Rural Topic, Key Issue 4

Commented [RM10]: S81.147 Hort NZ - Rural Topic, Key Issue 4

Commented [RM11]: S81.148 Hort NZ - Rural Topic, Key Issue 15

RPROZ-P4

To manage the bulk, scale and location of buildings to maintain the character and amenity of the rural area, whilst recognising that it is a rural working environment.

Commented [RM12]: S81.149 Hort NZ - Rural Topic, Key Issue 4

RPROZ-P5

To require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.

RPROZ-P6

To avoid manage adverse effects of shading from trees continuous tree planting along boundaries on adjoining properties and public roads and properties.

Commented [RM13]: S121.212 Federated Farmers, S81.151 Hort NZ - Rural Topic, Key Issue 9

RPROZ-P7

To ensure activities do not locate in the Rural Productive Zone where the activity:

1. has no functional or operational need for a rural location and will be inconsistent with the primary productive purpose and predominant character of the Rural Productive Zone;
2. will constrain the establishment and use of land for primary production;
3. exhibits no exceptional or unusual features that would differentiate it from possible later applications, which in combination would lead to incremental creep of urban activities

Commented [RM14]: S81.152 Hort NZ - Rural Topic, Key Issue 3

- and/or sporadic urban activities onto the highly productive land of the District; and/or
4. will result in reverse sensitivity and/or lead to land use conflict.

RPROZ-P8 To avoid residential and rural lifestyle subdivision that results in fragmentation of land within the Rural Production Zone and/or which limits the use of land for primary-productive purposes (including through the potential creation or exacerbation of reverse sensitivity effects).

Commented [RM15]: S116.036 Silver Fern Farms - Rural Topic, Key Issue 4

RPROZ-P9 To avoid establishment of commercial or industrial activities that are unrelated to the primary productive purpose of the Rural Production Zone, or that are of a scale that is incompatible with the predominant character and amenity of the rural area.

RPROZ-P10 To avoid the establishment or intensification of noise sensitive activities within the airnoise boundary of the Waipukurau Aerodrome, and to require appropriate sound insulation of noise sensitive activities between the airnoise boundary and outer control boundary.

GRUZ-P10 To ensure activities within the General Rural Zone are self-sufficient in the provision of a suitable on-site wastewater treatment and disposal system, stormwater disposal system, and water supply, unless an appropriate alternative system is available to connect to.

Commented [JKS16]: S57.177 FENZ – Rural Topic, Volume 4, Key Issue 20.

RPROZ-P11 To consider the economic benefits derived from well functioning and operating intensive primary production activities, and flow on benefits to the wellbeing of the local community.

Commented [CP17]: S102.075 TMMC – Rural Topic, Key Issue 13

Rule Overview Table

Use/activity	Rule Number
Residential activities	RPROZ-R1
Seasonal workers accommodation	RPROZ-R2
Primary production activities	RPROZ-R3
<u>Artificial Crop Protection Structures</u>	<u>RPROZ-RXX</u>
Agricultural aviation movements ancillary to primary production activities	RPROZ-R4
Rural airstrips and/or helicopter landing areas	RPROZ-R5

Commented [RM18]: consequential amendment as a result of S81.157 Hort NZ - Rural Topic, Key Issue 12

Post-harvest facilities	RPROZ-R6
Home businesses	RPROZ-R7
Visitor accommodation	RPROZ-R8
Commercial activities not otherwise provided for	RPROZ-R9
Community facilities	RPROZ-R10
Educational facilities	RPROZ-R11
Emergency service activities and emergency aviation movements	RPROZ-R12
Relocated buildings	RPROZ-R13
Intensive primary production activities	RPROZ-R14
<u>Rural industry (other than post-harvest facilities)</u>	<u>RPROZ-RXX</u>
<u>Airport / aerodrome (other than rural airstrip), and helicopter depot</u>	<u>RPROZ-RXX</u>
Commercial boarding and/or breeding of cats, dogs, and other domestic pets	RPROZ-R15
Camping grounds	RPROZ-R16
Relocatable building depots	RPROZ-R17
Any other activity not otherwise provided for	RPROZ-R18
<u>Industrial activities (other than post-harvest facilities and rural industry)</u>	RPROZ-R19
Noise sensitive activities within the Air Noise Boundary or Outer Control Boundary for the Waipukurau Aerodrome	RPROZ-R20

Commented [RM19]: consequential amendment as a result of S102.084 Te Mata Mushrooms, S116.039 Silver Fern Farms - Rural Topic, Key Issue 16

Commented [RM20]: consequential amendment as a result of S58.002 Calder, FS10.29 Aerospread Ltd, FS14.35 Agricultural Aviation Association - Rural Topic, Key Issue 17

Commented [RM21]: consequential amendment as a result of S102.083 Te Mata Mushrooms - Rural Topic, Key Issue 16

Rules

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities undertaken in the Rural Production Zone.

Also, check to see if consents are required from Hawke's Bay Regional Council, for instance in relation to:

- discharges of contaminants to land or water (e.g. on-site disposal of effluent, stormwater from industrial or trade premises).
- taking of water (e.g. from water courses or underground wells).
- discharge of contaminants to air (e.g. spray drift, odour).
- disturbance of the beds of rivers, lakes, or wetlands (i.e. earthworks in the bed, gravel extraction, culverts, and access structures).
- activities which impede access to rivers, lakes or wetlands, or artificial watercourse, within a land drainage or flood control scheme area.

RPROZ-R1 Residential activities

2. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. one residential unit per site with an area less than 12 hectares, and
 - ii. one additional residential unit (i.e. a total of two) per site within an area of 12 hectares or greater, and
 - iii. one minor residential unit per site:
 - a. limited to a maximum gross floor area of 100m² (exclusive of garages, and verandahs less than 20m²); and
 - b. must share vehicle access with the principal residential unit on the site; and
 - c. must be located no further than 25m from a principal residential unit on the site.
- b. Compliance with:
 - i. RPROZ-S2;
 - ii. RPROZ-S3;
 - iii. RPROZ-S4;
 - iv. RPROZ-S5;
 - v. RPROZ-S6;
 - vi. RPROZ-S7;
 - vii. RPROZ-S8;
 - viii. RPROZ-S9;
 - ix. RPROZ-S10; and
 - x. RPROZ-S11; and

2. Activity status where compliance with condition RPROZ-R1(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. RPROZ-AM1.
 - ii. RPROZ-AM2.
 - iii. RPROZ-AM3.
 - iv. RPROZ-AM4.
 - v. [RPROZ-AM15](#).
 - vi. [RPROZ-AM16](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with conditions RPROZ-R1(1)(a) and/or RPROZ-R1(1)(c) is not achieved: DIS

4. Activity status where compliance with condition RPROZ-R1(1)(d) is not achieved: NC

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- xi. [RPROZ-S17](#).
- c. Compliance with:
 - i. RPROZ-S12 (setback from existing intensive primary production).
 - ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome).
 - iii. RPROZ-S14 (setback from gas transmission network).
- d. Compliance with RPROZ-S15 (setbacks from National Grid).

Note 1: an existing principal residential unit may become the minor residential unit provided that all standards and terms are met.

Note 2: Under the Hawke's Bay Regional Resource Management Plan, there are also requirements in respect of new domestic sewage systems (including minimum land area requirements).

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RPROZ-R2 Seasonal workers accommodation

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. A maximum gross floor area of 125m².
 - ii. A maximum number of people to be accommodated on site of 24.
 - iii. All new buildings are relocatable in design or able to be reconfigured to buildings accessory to land-based primary production.
 - iv. The site is not a 'lifestyle site' (a site created through the lifestyle site subdivision provisions of the District Plan).
- b. Compliance with:

2. Activity status where compliance with condition RPROZ-R2(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. RPROZ-AM1.
 - ii. RPROZ-AM2.
 - iii. RPROZ-AM3.
 - iv. RPROZ-AM4.
 - v. [RPROZ-AM15](#).
 - vi. [RPROZ-AM16](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

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<ul style="list-style-type: none"> i. RPROZ-S2; ii. RPROZ-S3; iii. RPROZ-S4; iv. RPROZ-S5; v. RPROZ-S6; vi. RPROZ-S7; vii. RPROZ-S8; viii. RPROZ-S9; ix. RPROZ-S10; and x. RPROZ-S11; and xi. RPROZ-S17; 	<p>3. Activity status where compliance with condition RPROZ-R2(1)(a) is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. Whether the proposed building location will allow for efficient use of the remaining undeveloped land for primary production activities. b. Whether the scale and design of the proposed building complements the character of the area.
<ul style="list-style-type: none"> c. Compliance with: <ul style="list-style-type: none"> i. RPROZ-S12 (setback from existing intensive primary production); ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and iii. RPROZ-S14 (setback from gas transmission network). d. Compliance with RPROZ-S15 (setbacks from National Grid). <p><i>Note: Under the Hawke's Bay Regional Resource Management Plan, there are also requirements in respect of new domestic sewage systems (including minimum land area requirements).</i></p>	<ul style="list-style-type: none"> c. Whether the siting of the activity will impact on the amenity of adjoining properties, or any dwelling established in an adjoining zone within 100m of the activity. d. Whether soil values have been taken into account in selecting the site for the building. e. Whether traffic generation associated with the number of occupants will adversely impact on the road network.
<p>4. Activity status where compliance with condition RPROZ-R2(1)(c) is not achieved: DIS</p>	
<p>5. Activity status where compliance with condition RPROZ-R2(1)(d) is not achieved: NC</p>	
<p>RPROZ-R3 Primary production activities (including ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying)</p>	
<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Compliance with: <ul style="list-style-type: none"> i. RPROZ-S2; ii. RPROZ-S3; iii. RPROZ-S4; iv. RPROZ-S5; v. RPROZ-S6; vi. RPROZ-S7; vii. RPROZ-S8; 	<p>2. Activity status where compliance with condition RPROZ-R3(1)(a) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> a. Assessment matters: <ul style="list-style-type: none"> i. RPROZ-AM1. ii. RPROZ-AM2. iii. RPROZ-AM4. iv. RPROZ-AM15.

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- viii. RPROZ-S9;
- ix. RPROZ-S10; [and](#)
- x. [RPROZ-S11](#); [and](#)
- xi. [RPROZ-S17](#).
- b. Compliance with:
 - i. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
 - ii. [RPROZ-S14 \(setback from gas transmission network\)](#).
- c. Compliance with RPROZ-S15 (setbacks from National Grid).

Note: The provisions of the Rural Production Zone in the District Plan do not apply to plantation forestry. Plantation forestry is regulated separately under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 which addresses such things as setbacks, earthworks management, land preparation, harvesting and replanting.

- v. [RPROZ-AM16](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with condition RPROZ-R3(1)(b) is not achieved: DIS

4. Activity status where compliance with condition RPROZ-R3(1)(c) is not achieved: NC

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RPROZ-RXX Artificial Crop Protection Structures

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to:
 - i. Use of green or black cloth on vertical faces within 30m of the site boundary.
 - ii. Use of green, black, or white cloth on horizontal surfaces.
- b. Compliance with:
 - i. RPROZ-S3 Height of buildings.
 - ii. RPROZ-S8 Electrical safety distances; and
 - iii. RPROZ-S15 Setbacks from National Grid.

2. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted:

- a. The effects of not meeting the conditions in respect to cloth colour and building height.
- b. The effects of not meeting setbacks from the National Grid.
- c. Assessment Matter RPROZ-AM15 in relation to not meeting electricity safety distances.

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RPROZ-R4 Agricultural aviation movements ancillary to primary production activities

1. Activity Status: PER Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A
RPROZ-R5 New, or expansion of existing, rural airstrips and/or helicopter landing areas	
1. Activity Status: PER Where the following conditions are met: <ol style="list-style-type: none"> The rural airstrip or helicopter landing area is located a minimum distance of: <ol style="list-style-type: none"> 2km from any General Residential, Settlement, or Rural Lifestyle Zone boundary, and 500m from the notional boundary of any building associated with an existing or consented noise sensitive activity not located on the same site, and 50m from a State Highway. Total combined aircraft and helicopter movements do not exceed a total of 1,000 movements per calendar year (excluding emergency aviation movements and agricultural aviation movements ancillary to primary production activities undertaken on the same site). Limited to 100m² gross floor area of buildings ancillary to the activity per site. Compliance with: <ol style="list-style-type: none"> RPROZ-S2; RPROZ-S3; RPROZ-S4; RPROZ-S5; RPROZ-S6; RPROZ-S7; RPROZ-S8; RPROZ-S9; RPROZ-S10; and RPROZ-S11. Compliance with: 	2. Activity status where compliance with condition RPROZ-R5(1)(d) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): <ol style="list-style-type: none"> Assessment matters: <ol style="list-style-type: none"> RPROZ-AM1. RPROZ-AM2. RPROZ-AM4. RPROZ-AM15. Assessment matters in the following chapters: <ol style="list-style-type: none"> TRAN – Transport. LIGHT – Light. NOISE – Noise.
	3. Activity status where compliance with conditions RPROZ-R5(1)(a), RPROZ-R5(1)(b), RPROZ-R5(1)(c) and/or RPROZ-R5(1)(e) is not achieved: DIS
	4. Activity status where compliance with condition RPROZ-R5(1)(f) is not achieved: NC

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- i. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
- ii. RPROZ-S14 (setback from gas transmission network).
- f. Compliance with RPROZ-S15 (setbacks from National Grid).

RPROZ-R6 Post-harvest facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to 2500m² gross floor area per site.
- b. Compliance with:
 - i. RPROZ-S2;
 - ii. RPROZ-S3;
 - iii. RPROZ-S4;
 - iv. RPROZ-S5;
 - v. RPROZ-S6;
 - vi. RPROZ-S7;
 - vii. RPROZ-S8;
 - viii. RPROZ-S9;
 - ix. RPROZ-S10; and
 - x. RPROZ-S11; and
 - xi. RPROZ-S17.

- c. Compliance with:
 - i. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
 - ii. RPROZ-S14 (setback from gas transmission network);
- d. Compliance with RPROZ-S15 (setbacks from National Grid).

2. Activity status where compliance with condition RPROZ-R6(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. RPROZ-AM1.
 - ii. RPROZ-AM2.
 - iii. RPROZ-AM4.
 - iv. RPROZ-AM15.
 - v. RPROZ-AM16.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with conditions RPROZ-R6(1)(a) and/or RPROZ-R6(1)(c) is not achieved: DIS

4. Activity status where compliance with condition RPROZ-R6(1)(d) is not achieved: NC

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RPROZ-R7 Home businesses

1. Activity Status: PER

Where the following conditions are met:

2. Activity status where compliance with condition RPROZ-R7(1)(b) is not achieved: RDIS

<p>a. Compliance with RPROZ-S1 (the relevant activity thresholds).</p> <p>b. Compliance with:</p> <ul style="list-style-type: none"> i. RPROZ-S2; ii. RPROZ-S3; iii. RPROZ-S4; iv. RPROZ-S5; v. RPROZ-S6; vi. RPROZ-S7; vii. RPROZ-S8; viii. RPROZ-S9; ix. RPROZ-S10; <i>and</i> x. RPROZ-S11; <i>and</i> xi. RPROZ-S17. <p>c. Compliance with:</p> <ul style="list-style-type: none"> i. RPROZ-S12 (setback from existing intensive primary production); ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); <i>and</i> iii. RPROZ-S14 (setback from gas transmission network). <p>d. Compliance with RPROZ-S15 (setbacks from National Grid).</p>	<p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <ul style="list-style-type: none"> i. RPROZ-AM1. ii. RPROZ-AM2. iii. RPROZ-AM3. iv. RPROZ-AM4. v. RPROZ-AM15. vi. RPROZ-AM16. <p>b. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with conditions RPROZ-R7(1)(a) and/or RPROZ-R7(1)(c) is not achieved: DIS</p> <p>4. Activity status where compliance with condition RPROZ-R7(1)(d) is not achieved: NC</p>
<p>RPROZ-R8 Visitor accommodation</p>	
<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. Limited to:</p> <ul style="list-style-type: none"> i. Length of stay for any one guest must be no greater than 3 months in any 12-month period. <i>Note: activities involving longer term tenancy within a residential unit are assessed as a 'Residential Activity'.</i> <p>b. Compliance with RPROZ-S1 (the relevant activity thresholds).</p> <p>c. Compliance with:</p> <ul style="list-style-type: none"> i. RPROZ-S2; ii. RPROZ-S3; iii. RPROZ-S4; 	<p>2. Activity status where compliance with condition RPROZ-R8(1)(c) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <ul style="list-style-type: none"> i. RPROZ-AM1. ii. RPROZ-AM2. iii. RPROZ-AM3. iv. RPROZ-AM4. v. RPROZ-AM15. vi. RPROZ-AM16. <p>b. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light.

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<ul style="list-style-type: none"> iv. RPROZ-S5; v. RPROZ-S6; vi. RPROZ-S7; vii. RPROZ-S8; viii. RPROZ-S9; ix. RPROZ-S10; x. RPROZ-S11; and xi. RPROZ-S17. 	<ul style="list-style-type: none"> iii. NOISE – Noise.
<ul style="list-style-type: none"> d. Compliance with: <ul style="list-style-type: none"> i. RPROZ-S12 (setback from existing intensive primary production); ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and iii. RPROZ-S14 (setback from gas transmission network). e. Compliance with RPROZ-S15 (setbacks from National Grid). 	<p>3. Activity status where compliance with conditions RPROZ-R8(1)(a), RPROZ-R8(1)(b) and/or RPROZ-R8(1)(d) is not achieved: DIS</p> <p>4. Activity status where compliance with condition RPROZ-R8(1)(e) is not achieved: NC</p>
RPROZ-R9 Commercial activities not otherwise provided for	
<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Any retail sales are limited to produce reared or produced on the site. b. Compliance with RPROZ-S1 (the relevant activity thresholds). c. Compliance with: <ul style="list-style-type: none"> i. RPROZ-S2; ii. RPROZ-S3; iii. RPROZ-S4; iv. RPROZ-S5; v. RPROZ-S6; vi. RPROZ-S7; vii. RPROZ-S8; viii. RPROZ-S9; ix. RPROZ-S10; and x. RPROZ-S11; and xi. RPROZ-S17. d. Compliance with: 	<p>2. Activity status where compliance with condition RPROZ-R9(1)(c) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> a. Assessment matters: <ul style="list-style-type: none"> i. RPROZ-AM1. ii. RPROZ-AM2. iii. RPROZ-AM3. iv. RPROZ-AM4. v. RPROZ-AM15. vi. RPROZ-AM16. b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with conditions RPROZ-R9(1)(a) and/or RPROZ-R9(1)(d) is not achieved: DIS</p>

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Commented [JKS47]: S90.045 Centralines – Rural Topic, Volume 4, Key Issue 18.

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- i. RPROZ-S12 (setback from existing intensive primary production);
- ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
- iii. [RPROZ-S14 \(setback from gas transmission network\)](#);
- e. Compliance with RPROZ-S15 (setbacks from National Grid).

4. Activity status where compliance with conditions RPROZ-R9(1)(b) and/or RPROZ-R9(1)(e) is not achieved: NC

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RPROZ-R10 Community facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to 100m² gross floor area per site.
- b. Compliance with:
 - i. RPROZ-S2;
 - ii. RPROZ-S3;
 - iii. RPROZ-S4;
 - iv. RPROZ-S5;
 - v. RPROZ-S6;
 - vi. RPROZ-S7;
 - vii. RPROZ-S8;
 - viii. RPROZ-S9;
 - ix. RPROZ-S10; [and](#)
 - x. [RPROZ-S11; and](#)
 - xi. [RPROZ-S17](#);
- c. Compliance with:
 - i. RPROZ-S12 (setback from existing intensive primary production);
 - ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
 - iii. [RPROZ-S14 \(setback from gas transmission network\)](#);

2. Activity status where compliance with condition RPROZ-R10(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. RPROZ-AM1.
 - ii. RPROZ-AM2.
 - iii. RPROZ-AM3.
 - iv. RPROZ-AM4.
 - v. [RPROZ-AM15](#).
 - vi. [RPROZ-AM16](#).
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

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3. Activity status where compliance with conditions RPROZ-R10(1)(a) and/or RPROZ-R10(1)(c) is not achieved: DIS

4. Activity status where compliance with condition RPROZ-R10(1)(d) is not achieved: NC

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- d. Compliance with RPROZ-S15 (setbacks from National Grid).

RPROZ-R11 Educational facilities

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to ~~400m²~~200m² gross floor area per site.
- b. Compliance with:
 - i. RPROZ-S2;
 - ii. RPROZ-S3;
 - iii. RPROZ-S4;
 - iv. RPROZ-S5;
 - v. RPROZ-S6;
 - vi. RPROZ-S7;
 - vii. RPROZ-S8;
 - viii. RPROZ-S9;
 - ix. RPROZ-S10; and
 - x. RPROZ-S11; and
 - xi. RPROZ-S17.
- c. Compliance with:
 - i. RPROZ-S12 (setback from existing intensive primary production);
 - ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
 - iii. RPROZ-S14 (setback from gas transmission network);
- d. Compliance with RPROZ-S15 (setbacks from National Grid).

2. Activity status where compliance with condition RPROZ-R11(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. RPROZ-AM1.
 - ii. RPROZ-AM2.
 - iii. RPROZ-AM3.
 - iv. RPROZ-AM4.
 - v. RPROZ-AM15.
 - vi. RPROZ-AM16.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

3. Activity status where compliance with conditions RPROZ-R11(1)(a) and/or RPROZ-R11(1)(c) is not achieved: DIS

4. Activity status where compliance with condition RPROZ-R11(1)(d) is not achieved: NC

Commented [JKS53]: S73.025 Ministry of Education – Rural Topic, Volume 4, Key Issue 19.

Commented [JKS56]: S90.045 Centralines – Rural Topic, Volume 4, Key Issue 18.

Commented [JKS57]: S57.185 FENZ – Rural Topic, Volume 4, Key Issue 20

Commented [JKS54]: S57.185 FENZ – Rural Topic, Volume 4, Key Issue 20

Commented [RM55]: S81.164 Hort NZ - Rural Topic, Key Issue 18

RPROZ-R12 Emergency service activities and emergency aviation movements

1. Activity Status: PER

Where the following conditions are met:

- a. Limited to 100m² gross floor area per site.
- b. Compliance with:
 - i. RPROZ-S2;
 - ii. RPROZ-S3;
 - iii. RPROZ-S4;

2. Activity status where compliance with condition RPROZ-R12(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. RPROZ-AM1.
 - ii. RPROZ-AM2.

Commented [JKS58]: S57.187 FENZ – Rural Topic, Volume 4, Key Issue 20.

iv. RPROZ-S5; v. RPROZ-S6; vi. RPROZ-S7; vii. RPROZ-S8; viii. RPROZ-S9; ix. RPROZ-S10; and x. RPROZ-S11; and xi. RPROZ-S17.	iii. RPROZ-AM4. iv. RPROZ-AM15. v. RPROZ-AM16. b. Assessment matters in the following chapters: i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
c. Compliance with: i. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and ii. RPROZ-S14 (setback from gas transmission network). d. Compliance with RPROZ-S15 (setbacks from National Grid).	3. Activity status where compliance with conditions RPROZ-R12(1)(a) and/or RPROZ-R12(1)(c) is not achieved: DIS 4. Activity status where compliance with condition RPROZ-R12(1)(d) is not achieved: NC
RPROZ-R13 Relocated buildings	
1. Activity Status: PER Where the following conditions are met: a. The building must be for the purpose of accommodating a permitted or consented activity on the site. b. Compliance with RPROZ-S16.	2. Activity status where compliance not achieved: RDIS Matters over which discretion is restricted: a. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity. b. The bulk and location of the building in relation to the requirements of the zone. c. The need for structural repairs and reinstatement of the building and the length of time for completion of that work. d. The imposition of a performance bond to ensure compliance with the consent conditions. <i>Note: this rule applies to the building only. Any activities occurring within the building are subject to the District Plan rules relating to the activity itself.</i>
RPROZ-R14 Intensive primary production activities (other than commercial boarding and/or breeding of cats, dogs, and other domestic pets)	

Commented [JKS60]: S90.045 Centralines – Rural Topic, Volume 4, Key Issue 18.

Commented [JKS61]: S57.186 FENZ – Rural Topic, Volume 4, Key Issue 20

Commented [JKS59]: S57.186 FENZ – Rural Topic, Volume 4, Key Issue 20

Commented [RM62]: consequential amendment S42.003 Pork Industry Board – Rural Topic, Key Issue 13

1. Activity Status: CON

Where the following conditions are met:

- a. Minimum setbacks for buildings housing animals reared intensively, enclosures accommodating animals reared intensively, and organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, from:
 - i. any Settlement, Rural Lifestyle, or General Residential Zone boundary is 500m.
 - ii. from a property boundary is 200m.
- b. Compliance with:
 - i. RPROZ-S2;
 - ii. RPROZ-S3;
 - iii. RPROZ-S4;
 - iv. RPROZ-S5;
 - v. RPROZ-S6;
 - vi. RPROZ-S7;
 - vii. RPROZ-S8;
 - viii. RPROZ-S9;
 - ix. RPROZ-S10; and
 - x. RPROZ-S11; and
 - xi. RPROZ-S17.
- c. Compliance with:
 - i. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and
 - ii. RPROZ-S14 (setback from gas transmission network).
- d. Compliance with RPROZ-S15 (setbacks from National Grid).

Matters over which control is reserved:

- e. Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation.
- f. The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or

~~1.2.2.~~ Activity status where compliance with condition RPROZ-R14(1)(b) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment matters:
 - i. RPROZ-AM1.
 - ii. RPROZ-AM2.
 - iii. RPROZ-AM4.
 - iv. RPROZ-AM15.
 - v. RPROZ-AM16.
- b. Assessment matters in the following chapters:
 - i. TRAN – Transport.
 - ii. LIGHT – Light.
 - iii. NOISE – Noise.

2A. Activity status where compliance with condition RPROZ-R14(1)(a)(ii) is not achieved: RDIS

Matters over which discretion is restricted (where relevant to the infringed standard(s)):

- a. Assessment Matters:
 - i. RPROZ-AM10.

3. Activity status where compliance with condition RPROZ-R14(1)(c) is not achieved: DIS

4. Activity status where compliance with conditions RPROZ-R14(1)(a) and/or RPROZ-R14(1)(d) is not achieved: NC

Commented [JKS65]: S90.045 Centralines – Rural Topic, Volume 4, Key Issue 18.

Commented [JKS66]: S57.188 FENZ – Rural Topic, Volume 4, Key Issue 20

Commented [RM67]: S102.080 Te Mata Mushrooms – Rural Topic, Key Issue 14

Commented [JKS63]: S57.188 FENZ – Rural Topic, Volume 4, Key Issue 20

Commented [RM64]: S81.165 Hort NZ - Rural Topic, Key Issue 18

<p>objectionable odour beyond the site boundary.</p> <p>g. Methods of disposal of stormwater and wastewater for the activity.</p> <p>h. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 that are located within the site of the activity.</p>	
RPROZ-RXX Rural Industry (other than post-harvest facilities)	
<p>1. Activity Status: DIS</p> <p><u>Where the following conditions are met: N/A</u></p> <p><u>Subject to (but not limited to) the following assessment matter:</u></p> <p>a. <u>The necessity of a rural location.</u></p>	<p>2. Activity status where compliance not achieved: N/A</p>
RPROZ-RXX Airport / aerodrome (other than rural airstrip), and helicopter depot	
<p>1. Activity Status: DIS</p> <p><u>Where the following conditions are met: N/A</u></p>	<p>2. Activity status where compliance not achieved: N/A</p>
RPROZ-R15 Commercial boarding and/or breeding of cats, dogs, and other domestic pets	
<p>1. Activity Status: DIS</p> <p>Where the following conditions are met: N/A</p>	<p>2. Activity status where compliance not achieved: N/A</p>
RPROZ-R16 Camping grounds	
<p>1. Activity Status: RDIS</p> <p>Where the following conditions are met:</p> <p>a. <u>Compliance with:</u></p> <p>i. <u>RPROZ-S2;</u></p> <p>ii. <u>RPROZ-S3;</u></p> <p>iii. <u>RPROZ-S4;</u></p> <p>iv. <u>RPROZ-S5;</u></p> <p>v. <u>RPROZ-S6;</u></p> <p>vi. <u>RPROZ-S7;</u></p> <p>vii. <u>RPROZ-S8;</u></p>	<p>2. Activity status where compliance not achieved: DIS</p>

Commented [RM68]: S102.084 Te Mata Mushrooms, S116.039 Silver Fern Farms - Rural Topic, Key Issue 16

Commented [RM69]: S58.002 Calder, FS10.29 Aerospread Ltd, FS14.35 Agricultural Aviation Association - Rural Topic, Key Issue 17

Commented [JKS70]: S101.005 NZ Motor Caravan Association – Rural Topic, Volume 4, Key Issue 19

Note: with change of activity status, this may need to be re-ordered to follow Rule RPROZ-R14, as per National Planning Standards

viii. RPROZ-S9 ; ix. RPROZ-S10 ; x. RPROZ-S11 ; and xi. RPROZ-S17 . b. Compliance with : i. RPROZ-S12 (setback from existing intensive primary production) ; and ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome) ; and iii. RPROZ-S14 (setback from gas transmission network) . c. Compliance with RPROZ-S15 (setbacks from National Grid Yard) . Matters over which discretion is restricted: d. Assessment matters (where relevant to the infringed standard(s)) : i. RPROZ-AM1 . ii. RPROZ-AM2 . iii. RPROZ-AM3 . iv. RPROZ-AM4 . v. RPROZ-AM15 . vi. RPROZ-AM16 . e. Assessment matters in the following chapters : i. TRAN – Transport . ii. LIGHT – Light . iii. NOISE – Noise .	
RPROZ-R17 Relocatable building depots	
1. Activity Status: DIS Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A
RPROZ-R18 Any other activity not otherwise provided for	
1. Activity Status: DIS Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A
RPROZ-R19 Industrial activities (other than post-harvest facilities and rural industry)	

Commented [RM71]: S102.083 Te Mata Mushrooms - Rural Topic, Key Issue 16

1. Activity Status: NC Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A
RPROZ-R20 New noise sensitive activities within the Air Noise Boundary or Outer Control Boundary for the Waipukurau Aerodrome	
1. Activity Status: PR Where the following conditions are met: N/A	2. Activity status where compliance not achieved: N/A

Standards

RPROZ-S1 Activity Threshold	
Commercial Activities Visitor Accommodation Home Businesses (excludes retail sales and restaurants)	1. Maximum gross floor area per site is 100m ² . 2. Personnel limited to: <ul style="list-style-type: none"> a. At least one person resident on the site must carry out the activity. b. A maximum of three additional employees (in addition to those resident on the site). <p><i>Note: Visitor accommodation within an existing residential unit or existing minor residential unit will be exempt from the 100m² maximum floor area, provided the existing residential activity does not cease.</i></p>
Retail Sales of produce reared or produced on the site	3. Maximum gross floor area per site is 100m ² . 4. Limited to the following hours of operation: <ul style="list-style-type: none"> a. 0800 – 2200 hours, seven days a week.
Restaurants	5. Maximum gross floor area for serving customers per site is 100m ² (excluding uncovered outdoor areas). 6. Maximum number of customers to be accommodated at any one time is 40 persons. 7. Limited to the following hours of operation: <ul style="list-style-type: none"> a. 0800 – 2200 hours, seven days a week.
Cumulative Limits	8. Maximum combined gross floor area per site, for any of the above activities, is 100m ² . 9. Maximum combined outdoor display area per site, for any of the above activities, is 100m ² . <p><i>Note: Cumulative limits are calculated per site, not per activity.</i></p>

RPROZ-S2 Total Building Coverage

All	<ol style="list-style-type: none">1. Maximum building coverage (including hardstand and sealed areas) must not exceed 35% of the net site area or 1500m², whichever is the lesser, except:<ol style="list-style-type: none">a. for sites containing post-harvest facilities, the maximum building coverage is 35% of the net site area or 2500m², whichever is the lesser.2. Netting, structures (including artificial crop protection structures), and greenhouses where crops are grown under or within those structures directly in the soil of the site, are excluded from total building coverage calculations.
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Commented [RM72]: S81.168 - Rural Topic, Key Issue 12

RPROZ-S3 Height of Buildings

All (except frost fans)	<ol style="list-style-type: none">1. Maximum height of any building(s) is 10m.
Frost Fans	<ol style="list-style-type: none">2. Maximum height, measured to the tip of the blade at its highest point, is 15m.
	<i>Note: in all instances, height is measured from the natural ground level.</i>

RPROZ-S4 Height in Relation to Boundary

All	<ol style="list-style-type: none">1. No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following:<ol style="list-style-type: none">a. chimneys, ventilation shafts, lift and stair shafts and spires, poles and masts that meet the maximum height standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m;b. domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m;c. solar panels or solar hot water systems (and associated hardware), provided that the panels do not protrude more than 500mm from the surface of the roof.2. Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site, or has a registered right-of-way over it in
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	<p>favour of that site, the height in relation to boundary is measured from the far side of the access.</p> <p><u>[Note: This does not apply to artificial crop protection structures.]</u></p>
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Commented [RM73]: S81.170 Hort NZ - Rural Topic, Key Issue 12

RPROZ-S5 Setback from Roads and Rail Network

Residential Activities (including accessory buildings)	<ol style="list-style-type: none"> 1. Minimum setback of any building(s) from road boundaries is 5m. 2. Minimum setback of any building(s) from the Rail Network Boundary is 5m.
Seasonal Workers Accommodation	<ol style="list-style-type: none"> 3. Minimum distance of any building(s) from road boundaries is 15m.
<u>Accessory Buildings associated with Primary Production Activities</u> <u>Ancillary Buildings and Structures (Primary Production)</u>	<ol style="list-style-type: none"> 4. Minimum setback of any building(s) from road boundaries is 5m. 5. Minimum setback of stockyards and stock loading ramps/races fronting roads that are classified as Arterial or Primary Collector Roads is 20m. 6. Minimum setback of any building(s) from the Rail Network Boundary is 5m.
All Other Buildings (including Post-Harvest Facilities)	<ol style="list-style-type: none"> 7. Minimum setback of any building(s) from road boundaries is 20m, except that: <ol style="list-style-type: none"> a. buildings less than 10m² in gross floor area, and buildings used by Emergency Service Activities, may be located within the above setbacks from road boundaries. 8. Minimum setback of any building(s) from the Rail Network Boundary is 5m. <p><i>Note: Under the Hawke's Bay Regional Resource Management Plan, there is also a requirement for setbacks from the bed of a river, lake or artificial watercourse which is within a land drainage or flood control scheme area.</i></p>

Commented [RM74]: S81.171 - Rural Topic, Key Issue 6

RPROZ-S6 Setback from Neighbours

Residential Activities adjacent to an existing plantation forest on an adjoining site	<ol style="list-style-type: none"> 1. Minimum setback of buildings from an existing plantation forest on an adjoining site is 40m.
<u>All Other Activities (excluding Accessory Buildings and Ancillary Buildings)</u>	<ol style="list-style-type: none"> 2. Minimum setback of buildings for an activity from <u>internal side and rear</u> boundaries is 15m. <u>Farm and Domestic</u>

Commented [RM76]: S121.224 Federated Farmers - Rural Topic, Key Issue 6

and Structures (Primary Production)	water storage tanks up to 2m in height are exempt from this standard.
Accessory Buildings Ancillary Buildings and Structures (Primary Production)	3. Minimum setback of buildings for an activity from internal side and rear boundaries is 5m. Farm and P domestic water storage tanks up to 2m in height are exempt from this standard.
Artificial Crop Protection Structures	4. Minimum setback from side and rear boundaries of 1m.
Sites created before 28 May 2021 and greater than 4000m² net site area Where a subdivision consent application to create a site is lodged with Council before 28 May 2021, and accepted under section 88 of the RMA 1991 and thereafter granted	5. Minimum setback of buildings for a residential activity from side and rear boundaries is 5m. 6. Minimum setback of buildings for all other activities from side and rear boundaries is 10m.
RPROZ-S7 Shading of Land and RoadsContinuous Tree Planting along Boundaries	
Trees on boundaries	1. Trees forming a continuous line for a distance of more than 20 metres on a side or rear boundary of a property under separate ownership: <ul style="list-style-type: none"> a. must be planted a minimum distance of 5m from an adjoining property boundary and be maintained so that the branches do not extend over that boundary; and b. where planted a distance between 5m and 10m from an adjoining property boundary, must be maintained at a height of no more than their distance from the boundary +4m (for example, at a distance of 5m from the boundary, the height limit is 9m; at a distance of 9m from the boundary, the height limit is 13m).
Trees adjoining public roads	2. Trees forming a continuous line for a distance of more than 20 metres within 5 metres of a public road must be maintained at a height of less than 9 metres.

Commented [RM75]: S81.172 Hort NZ - Rural Topic, Key Issue 6

Commented [RM78]: S121.224 Federated Farmers - Rural Topic, Key Issue 6

Commented [RM77]: S81.172 Hort NZ - Rural Topic, Key Issue 6

Commented [RM79]: S81.172 Hort NZ - Rural Topic, Key Issue 12

Commented [RM80]: S128.002 Surveying the Bay - Rural Topic, Key Issue 6

Commented [RM81]: Clause 16(2) First Schedule, RMA, S42.080 Pork Industry Board, S121.225 Federated Farmers - Rural Topic, Key Issue 9

Note: this standard does not apply to plantation forestry, which is subject to permitted activity setback conditions for afforestation specified in the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

RPROZ-S8 Electricity Safety Distances

All	1. Any activity, including the establishment of buildings and structures within the vicinity of overhead electric lines must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZGEC P 34:2001).
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Commented [JKS82]: Error corrected pursuant to clause 16(2), First Schedule of the RMA.

RPROZ-S9 Transport (Access, Parking, Loading)

All	1. Activities must comply with the provisions of the TRAN – Transport chapter.
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RPROZ-S10 Light

All	1. Activities must comply with the provisions of the LIGHT – Light chapter.
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RPROZ-S11 Noise

All	<p>1. Activities must comply with the provisions of the NOISE – Noise chapter.</p> <p><i>Note: There are exemptions and/or specific standards provided in NOISE-S5 for the use of agricultural machinery, audible bird scaring devices, hail cannons and frost protection fans.</i></p>
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RPROZ-S12 Setback from Existing Intensive Primary Production Activities

Sensitive Activities	1. Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is 200 metres.
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RPROZ-S13 Buildings and structures by Waipukurau Aerodrome

All	<p>1. No building or structure in areas specified as 'Waipukurau Aerodrome - No Building' overlay.</p> <p>2. No building or structure exceeding heights specified in 'Waipukurau Aerodrome – Height Restriction of 6m' overlay or 'Waipukurau Aerodrome – Height Restriction of 10m' overlay.</p>
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	3. No building or structure exceeding a height restriction determined by a 1:20 approach and take-off gradient for aircraft using the runways identified for Waipukurau Aerodrome.
RPROZ-S14 Setback from Gas Transmission Network	
Residential Activities	<ol style="list-style-type: none"> Gas Transmission Pipeline: <ol style="list-style-type: none"> minimum setback of buildings from a gas transmission pipeline forming part of the Gas Transmission Network is 20m. Incidental Equipment: <ol style="list-style-type: none"> minimum setback of buildings from above ground incidental equipment forming part of the Gas Transmission Network is 30m.
RPROZ-S15 Setback from National Grid Yard and National Grid Substation	
Sensitive Activities	1. Minimum setback of buildings and structures from the designated boundary of a National Grid substation is 25m.
All Buildings and Structures	<ol style="list-style-type: none"> Under the National Grid conductors (wires): <ol style="list-style-type: none"> on all sites within any part of the National Grid Yard, all buildings and structures must: <ol style="list-style-type: none"> if for an existing sensitive activity, not involve an increase in the building height or footprint where alterations and additions to existing buildings occur; or be a fence less than 2.5m high; or be an uninhabitable farm building or structure for primary production activities (but not a milking/dairy shed (excluding ancillary structures), enclosed protective canopies made from impermeable material, commercial greenhouses, or intensive primary production buildings); or be an uninhabited horticultural building or structure (but not a commercial greenhouse). all buildings or structures permitted by a. must comply with the following conditions: <ol style="list-style-type: none"> demonstrate that safe electrical clearance distances required by NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are maintained under all National Grid line operating conditions.

Commented [JKS83]: S79.111 Transpower - Rural Topic, Volume 4, Key Issue 18.

Commented [RM84]: S121.229 Federated Farmers - Rural Topic, Key Issue 18

Commented [JKS85]: S121.230 Federated Farmers - Rural Topic, Volume 4, Key Issue 18.

	<ul style="list-style-type: none"> ii. not permanently physically impede existing vehicular access to a National Grid support structure. <p>3. Around National Grid support structures: buildings and structures permitted under clause 2 above must be set back at least 12m from a tower, or 8m from a pole, forming part of a National Grid support structure, except where the building or structure is:</p> <ul style="list-style-type: none"> a. a fence less than 2.5m in height and more than 5m from the nearest National Grid support structure foundation; or b. an artificial crop protection structure or crop protection support structure between 8m and 12m from a pole support structure and any associated stay wire, that: <ul style="list-style-type: none"> i. meets the requirements of the <i>NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances</i> for separation distances from the conductor; ii. is no more than 2.5m high; iii. is removable or temporary, to allow a clear working space 12 metres from the pole when necessary for maintenance and emergency repair purposes; and iv. allows all-weather access to the pole and a sufficient area for maintenance equipment, including a crane; or c. a horticultural structure for which Transpower has given written approval in accordance with clause 2.4.1 of <i>NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances</i> to be located within 12m of a tower or 8m of a pole support structure.
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Commented [JKS86]: S79.111 Transpower – Rural Topic, Volume 4, Key Issue 18.

Commented [JKS87]: S81.174 Horticulture NZ, Rural Topic, Volume 4, Key Issue 18.

RPROZ-S16 Relocated Buildings

All	<ol style="list-style-type: none"> 1. Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation. 2. The relocated building must comply with all other relevant performance standards for the zone. 3. A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must: <ol style="list-style-type: none"> a. state whether the building is structurally sound; b. describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that
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	<p>is tidy, workmanlike and compatible with other buildings in the vicinity;</p> <ul style="list-style-type: none"> c. state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site; d. provide clear photographs of the building in its current state; and e. provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work. <p>4. The Building Pre-Inspection Report must be prepared by:</p> <ul style="list-style-type: none"> a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District. <p>5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.</p> <p>6. The building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site.</p> <p>7. All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.</p> <p>8. The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.</p> <p><i>Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent</i></p>
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foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.

RPROZ-S17 Water supply for firefighting

All buildings (excluding accessory buildings that do not include a habitable room)

1. Where water is not supplied to a site by Council or a private community supply, or water is supplied by Council but is a restricted supply flow, access to a water supply for firefighting purposes shall be made available to all buildings on a site that is or will be:
 - a. accessible to firefighting equipment; and
 - b. between 6 and 90 metres from the buildings on the site; and
 - c. on the same site as the buildings (except where the specified volume or flow of water is in a pond, dam or river that is within the required distances); and
 - d. either:
 - i. stores at least 45,000 litres, in addition to a potable water supply on the site; or
 - ii. provides at least 25 litres per second for a minimum of 30 minutes.

Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.

Note: The above does not replace Regional Council rules which control the taking and use of groundwater and surface water.

Commented [JKS88]: S57.194 FENZ – Rural Topic, Volume 4, Key Issue 20.

Assessment Matters

For Discretionary Activities, Council's assessment is not restricted to these matters, but it may consider them (among other factors).

RPROZ-AM1 Building Coverage, Height of Buildings, Height in Relation to Boundary, Setback from Roads and Rail Network, Setback from Neighbours

1. The degree to which the proposed buildings:
 - a. will be compatible with the character and amenity of the area, including the nature and scale of other buildings in the surrounding area;

- b. will adversely affect the life-supporting capacity of the rural soil resource, particularly the highly productive land of Central Hawke's Bay, and any potential for reverse sensitivity effects to arise;
 - c. will overshadow adjoining sites and result in reduced sunlight and daylight;
 - d. will cause a loss of privacy through being over-looked from neighbouring buildings;
 - e. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;
 - f. will diminish the openness and attractiveness of the street scene;
 - g. will detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the building; and
 - h. will adversely affect the safe and efficient operation of the land transport network.
2. The ability of the applicant to:
 - a. provide adequate opportunity for garden and tree planting around buildings;
 - b. provide adequate vehicle parking and manoeuvring space on site;
 - c. provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site;
 - d. mitigate any adverse effects of increased height or exceedance of the height in relation to boundary, such as through increased separation distances between the building and adjoining sites or the provision of screening; and
 - e. mitigate any adverse effects on people affected by the proposal.
 3. The ability of the applicant to adequately dispose of effluent, which avoids:
 - a. any potential contamination of groundwater;
 - b. any potential slope instability problems;
 - c. any potential odour, noise and vibration nuisance to neighbours; and
 - d. any potential seepage of effluent at ground surface.
 4. The degree to which the non-compliance with the standard allows more efficient, practical and/or pleasant use of the remainder of the site.
 5. The degree to which alternative practical locations are available for the building.

RPROZ-AM2 **Shading of Land and RoadsContinuous Tree Planting along Boundaries**

1. Trees on Boundaries
 - a. The degree to which planting within the setback area can adversely affect the health of vegetation or stock, or cause a significant increase in the risk of fire.
 - b. The degree to which the planting of trees will overshadow adjoining sites and result in reduced sunlight and daylight, and/or result in the loss of productive land.
 - c. The degree to which trees may potentially damage structures due to wind fall or root growth.
2. Trees adjoining Public Roads

Commented [RM89]: Clause 16(2) First Schedule, RMA, S42.082 - Rural Topic, Key Issue 9

- a. The degree to which planting will cause shading and ice forming on roads in winter, or root damage to the road.
- b. The degree to which trees may potentially cause a road safety risk due to wind fall.

RPROZ-AM3 Setback for Sensitive Activities from Existing Intensive Primary Production Activities

1. The likelihood of the proposed activity to generate reverse sensitivity effects on the intensive primary production activity and the potential impact these effects may have on the continuing effective and efficient operation of the intensive primary production activity.
2. The extent to which alternative locations have been considered.

RPROZ-AM4 Buildings within the Air Noise Boundary or Outer Control Boundary for the Waipukurau Aerodrome

1. The degree to which any building may compromise the safety of aircraft arriving or departing from Waipukurau Aerodrome.

RPROZ-AM5 Setback for New Residential Activities from Gas Transmission Network

1. Any effects on the safe, effective, and efficient operation, maintenance, and upgrade of the Gas Transmission Network.
2. Any effects on the ability for vehicles to access the Gas Transmission Network.
3. Risks relating to health or public safety and the risk of property damage.
4. Reverse sensitivity effects.
5. Technical advice provided by First Gas Ltd.

RPROZ-AM6 Residential Activities

1. Whether the additional residential activity will have an adverse effect on the sustainable management of the soil resource.
2. The impact of the residential activity on the character and amenity of adjoining activities and the surrounding rural environment and any potential for reverse sensitivity effects to arise.
3. Any cumulative effect of the residential activity.
4. The potential for the residential activity to have an adverse effect on road safety.
5. Whether the proposal will continue to allow for efficient use of the remaining undeveloped land for primary production activities.

RPROZ-AM7 Post-Harvest Facilities exceeding the 2,500m² Gross Floor Area Threshold per site

1. Whether the activity is of such a scale that it is better to be located or, in the case of an existing operation, relocated in a General Industrial Zone where infrastructure and employment are more readily available and the receiving environment is less sensitive.

2. The effects of the proposal on the soil resource.
3. Whether the Post-Harvest Facility will utilise any existing building(s).
4. The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities.
5. The potential for the activity to generate adverse effects in the environment in terms of stormwater quality and quantity.
6. Whether the activity will process, store and/or package agricultural, horticultural and/or viticultural crops and/or produce, the majority of which are grown from within the Rural Production and/or General Rural Zones.
7. Whether the proposal will significantly compromise the visual amenity value of the surrounding area, recognising that it is a rural working environment.
8. The potential for the activity to generate more than minor adverse effects on the environment in terms of noise, dust, glare, and road safety.

RPROZ-AM8 Commercial Activities, Visitor Accommodation, Home Businesses

1. Whether the proposal will maintain or enhance the character and amenity values of the surrounding area.
2. The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities, including proximity to sensitive activities.
3. The potential for the activity to generate more than minor adverse effects on the environment in terms of noise, dust, glare, vibration, and road safety.
4. Whether the proposal will have an adverse effect on the sustainable management of the soil resource and any potential for reverse sensitivity effects to arise.

RPROZ-AM9 Community Facilities and Educational Facilities

1. The degree to which the proposed buildings will be compatible and integrate with the character of the surrounding area, including the layout, height, bulk and scale of buildings.
2. Any adverse effects from the proposed activity in terms of:
 - a. the life-supporting capacity of the rural soil resource, particularly the highly productive land of Central Hawke's Bay and any potential for reverse sensitivity effects to arise;
 - b. loss of privacy to neighbours through being over-looked, including by buildings;
 - c. loss of openness and attractiveness of the street scene;
 - d. noise, vibration, and glare; and
 - e. admission of sunlight and daylight to adjoining sites.
3. The volume and type of traffic which may be generated by the activity and the ability to avoid or mitigate any adverse effects on the function of the road network and/or the safety of pedestrians, cyclists and vehicles using the road network (including cumulative effects) through the provision of appropriate on-site parking, vehicle queuing, loading, manoeuvring and access design.
4. Whether the amenity of the rural environment will be adversely affected by the scale and/or intensity of the activity. The following matters will be considered:
 - a. the number of patrons and/or staff on the site at any one time;
 - b. the hours of operation to maintain the amenity of the area;

- c. the proximity of the activity to adjacent activities;
 - d. the anticipated number of transportation movements (including pedestrians and vehicular traffic); and
 - e. whether the proposed activity is located in an area where there are already one or more non-residential activities in close proximity and the resultant cumulative effect on amenity.
5. Whether landscaping and/or screening is proposed to mitigate potential adverse visual effects of the activity.
6. [The functional or operational need to locate in the Rural Production Zone.](#)

Commented [RM90]: S81.178 Hort NZ - Rural Topic, Key Issue 3

RPROZ-AM10 Intensive Primary Production Activities (located more than 500 metres from a General Residential, Rural Lifestyle, Settlement, or Commercial Zone boundary)

1. The traffic generated by the proposal.
2. Any noxious, offensive, or objectionable odour arising from the activity beyond the site boundary or any storage of materials associated with the operation of the activity.
3. The effects arising from the stormwater/wastewater management of the activity.
4. The hours of the operation of the activity and the potential for noise effects to arise.
5. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 and on the Planning Maps.

RPROZ-AM11 Commercial Boarding and/or Breeding of Cats, Dogs or Other Domestic Pets

1. The degree to which the boarding premises will be compatible with the character of the surrounding rural area, including the density of and proximity to residential units in the area.
2. The degree to which the proposed boarding premises are likely to lead to any adverse odour, noise, health, or amenity effects beyond the boundary of the site, and in particular, the building design and management systems proposed to mitigate noise or odour nuisance.
3. The degree to which the proposed buildings, will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area.

RPROZ-AM12 Camping Grounds

1. The size of the camping ground, number of camp sites/accommodation units, carparks, and scale of buildings to ensure that they are consistent with the surrounding character and amenity.
2. Whether the design and appearance of the development of the site harmonises with the surrounding natural features and landscape.
3. Whether the location of the camping ground will give rise to reverse sensitivity effects, particularly in terms of primary production and associated activities.
4. Whether the proposed land use will have an adverse effect on any cultural values or heritage values of the area.
5. The design of infrastructure to ensure it is of a standard capable of servicing the camping ground, assuming 100% capacity.
6. Whether the activity is or will be located in an identified natural hazard area, considering the health and safety of camp users and the long- term viability of safe access and egress to the site.
7. Whether the activity will make a positive contribution to the social and economic well-being of the local community.
8. The proximity to any wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 and on the Planning Maps.

9. Effects on any outstanding natural landscape or feature, or significant amenity feature identified in NFL-SCHED6.

RPROZ-AM13 Expansion or Intensification of Existing Noise Sensitive Activities within the Outer Control Boundary

1. Conditions on building design to incorporate appropriate sound insulation, including provision of suitable ventilation system(s).

RPROZ-AMXX Rural Airstrips and Helicopter Landing Areas (located within 500m of existing noise sensitive activities on a different site)

1. The number, frequency, and hours of flight operations.
2. The position of the flight path for take-offs and landings.
3. The extent to which the rural airstrip and/or helicopter landing area, and flight operations, will have adverse effects on amenity (such as noise, light, traffic, and dust effects) on the surrounding area.
4. The necessity to locate on the site, and the availability and feasibility of other alternatives.

Commented [RM91]: S41.003 Jill Fraser - Rural Topic, Key Issue 17

RPROZ-AM14 General

1. Whether the activity is of a type or scale that means that it is better located in another zone (for example, where infrastructure and labour force are more readily available, and the receiving environment is less sensitive).
2. Effects on the visual amenity values of the surrounding area, recognising the rural character of the locality.
3. Whether the activity can be adequately serviced. The site must be capable of sustaining the infrastructural needs of the development.
4. The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities, including proximity to sensitive activities and wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3, as well as any potential for reverse sensitivity effects on primary production to arise.
5. The potential for the activity to generate more than minor effects on the environment in relation to traffic, parking demand, or visitor numbers.
6. The ability of the roading hierarchy to accommodate any additional traffic generated by the activity, including effects on road safety.
7. The potential for the activity to generate more than minor adverse effects in terms of noise, dust, glare, or vibration, and the extent to which mitigation options have been considered and evaluated.
8. Where located within an outstanding natural landscape or feature, or significant amenity feature, refer to the assessment matters in NFL-AM1 and NFL-AM2.

RPROZ-AM15 Electricity Safety Distances

1. Impacts on the operation, maintenance, upgrading and development of the electricity network.

2. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
3. The risk to the structural integrity of any support structures associated with the electricity network.
4. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).

Commented [JKS92]: S90.045 Centralines Limited, Key Issue 18, Volume 4, Rural Topic

RPROZ-AM16 Water supply for firefighting

1. The extent of compliance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice and health and safety of the community, including neighbouring properties.
2. Technical advice provided by Fire and Emergency New Zealand.

Commented [JKS93]: S57.195 – Rural Topic, Volume 4, Key Issue 20.

Methods

Methods, other than the above rules, for implementing the policies:

RPROZ-M1 Other Provisions in the District Plan

Other sections of the District Plan contain additional rules and standards applying to activities in the Rural Production Zone:

1. NU – Network Utilities – includes rules and standards relating to network utility operations.
2. TRAN – Transport – includes rules and standards relating to access, parking, and loading.
3. HAZS – Hazardous Substances – includes rules relating to the storage, handling and use of hazardous substances, and rules applying to major hazardous facilities.
4. NH – Natural Hazards – includes rules applying in areas specifically identified as subject to natural hazards.
5. HH – Historic Heritage – includes rules applying specifically to identified heritage buildings.
6. TREE – Notable Trees – includes rules applying specifically to identified notable trees.
7. SASM – Sites and Areas of Significance to Māori – includes rules applying specifically to identified sites of significance.
8. ECO – Ecosystems and Indigenous Biodiversity – includes rules applying specifically to significant indigenous vegetation and significant habitats of indigenous fauna.
9. NFL – Natural Features and Landscapes – includes rules applying specifically to identified outstanding natural features and landscapes.
10. SUB – Subdivision – includes rules and standards applying to subdivision, which will control fragmentation of the District's highly productive land.
11. ASW – Activities on the Surface of Water – includes rules applying to certain activities on the surface of identified waterbodies.
12. EW – Earthworks – includes rules and standards relating to earthworks and land disturbance, mining, quarrying and mineral prospecting and exploration.

13. LIGHT – Light – includes rules and standards relating to light and glare.
14. NOISE – Noise – includes rules and standards relating to the emission of noise.
15. PKH – Papakāinga and Kaumātua Housing, and associated Marae-based Development – includes rules and standards relating to papakāinga and kaumātua housing and marae-based developments on Māori land.
16. SIGN – Signs – includes rules and standards relating to the design and installation of signs.
17. TEMP – Temporary Activities – includes rules and standards relating to temporary activities, temporary buildings, and temporary events.

RPROZ-M2 Bylaws

The Central Hawke's Bay District Council Bylaws – Part 13: 2008 *The Keeping of Animals, Poultry and Bees*.

RPROZ-M3 Industry Codes of Practice and Management Plans

Promote the use of management plans and industry codes of practice as a means of self-regulation.

RPROZ-M4 National Standards

1. The Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
2. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
3. The New Zealand Standards NZS 6805:1992 Airport Noise Management and Land Use Planning, and NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas.

Principal Reasons

The principal reasons for adopting the policies and methods:

The Rural Production Zone encompasses the District's concentration of highly productive land and is where the majority of the District's intensive cropping, horticulture and viticulture occurs, as well as traditional livestock farming. The zone provides extensively for land-based primary production activities (including post-harvest facilities and intensive primary production) and for a level of associated residential, rural commercial and rural service activities where these actively support the primary productive purpose of the zone and the people who live and work in the various rural communities.

Some activities, however, such as larger-scale commercial and industrial activities, are not provided for in this zone, as they are generally not considered compatible with the zone's character and amenity values and have greater servicing needs, trade waste, traffic effects

and the like. These activities are better located in other zones, particularly the Commercial and General Industrial Zones which are specifically for this purpose and more likely to be serviced accordingly.

At the interface between rural zones and other zones, and between intensive primary production activities and those activities which are more sensitive to noise, odour, dust and other nuisance effects, there is potential for conflicts to occur between different activities and different expectations about amenity. The District Plan, therefore, requires setbacks from roads, property boundaries, zone boundaries, and from intensive primary production activities, to avoid or mitigate potential adverse cross-boundary effects and land use conflicts.

The District Plan also provides for larger subdivision lot sizes in the rural zones, and strictly controls the provision for residential and rural lifestyle subdivision in the Rural Production Zone, to avoid further fragmentation of the District's highly productive land. Residential and rural lifestyle lots that are unrelated to primary production activities are better located in the General Residential Zone, Large Lot Residential Zone (Coastal), Settlement Zone, and Rural Lifestyle Zone, where amenity and servicing expectations are more likely to be met.

In addition, the District Plan controls the establishment or intensification of noise sensitive activities within the air noise and outer control boundaries of the Waipukurau Aerodrome within the Rural Production Zone, to ensure that the ongoing efficient operation of the airport is not unreasonably constrained, whilst similarly protecting noise sensitive activities from the adverse effects of the airport.

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

- | | |
|-------------------|--|
| RPROZ-AER1 | The life-supporting capacity of the highly productive land of the District is protected. |
| RPROZ-AER2 | The scale and form of development utilises and protects the rural land resource and maintains the range of potentially productive purposes. |
| RPROZ-AER3 | Production activities continue to promote the sustainable management of the land resource and enhance the social, economic and cultural wellbeing of the rural community. |
| RPROZ-AER4 | Recognition and acceptance of the effects associated with the management of primary production. |
| RPROZ-AER5 | The area of land available for primary production purposes is not reduced by ad hoc and unplanned development. |
| RPROZ-AER6 | Land use and development of new activities is based on a legitimate need for a rural location. |

- RPROZ-AER7** An environment that has low scale commercial and industrial activities linked to produce grown and/or stock farmed on the site or nearby.
- RPROZ-AER8** Commercial and industrial activities not directly related to primary production, or of a scale that is out of character with the rural environment, are directed to appropriate urban zones.
- RPROZ-AER9** The lawful operation of existing rural-based activities are not constrained by the introduction of new residential or rural residential land uses in the locality.
- RPROZ-AER10** Recognition of long-established infrastructure and community facilities.
- RPROZ-AER11** Rural activities appropriately manage their potential to create reverse sensitivity issues associated with odour, noise, dust and traffic affecting development in close proximity to them.
- RPROZ-AER12** Avoidance or mitigation of adverse effects on adjoining activities, including reverse sensitivity effects.
- RPROZ-AER13** Retention of the open character and low scale of buildings that comprise the amenity of the Rural Production Zone.
- RPROZ-AER14** Retention of the ongoing operation of the Waipukurau Aerodrome as an important infrastructure asset for Central Hawke's Bay District.