

CHB District Plan review

Hearing Stream 3 (Rural Environment) – rural industry activity status comparison

1. Most of the plans tabled below pre-date the National Planning Standards 2019, which may partly explain the variety of approaches towards “rural industry”.
2. In Plans that provide a tiered activity status for “rural industry”, the tier is mainly from PER to DIS, or from RDIS to DIS, with distinctions based on proposal scale.
3. District plans not tabled here largely do not distinguish “rural industry” as a standalone land use. They commonly apply a generic discretionary or non-complying activity status to all “industry” in rural zones.

Plan	Zone	Activity status	Fallback status	Zone purpose
Auckland	Mixed Rural Zone	Rural industry: RDIS (Table H19.8.1(A21))	RDIS (Rule C.1.9)	...provide for rural production, generally on smaller rural sites and non-residential activities of a scale compatible with smaller site sizes.
	Rural Production Zone			...provide for the use and development of land for rural production activities and rural industries and services, while maintaining rural character and amenity values
Far North (operative)	Rural Production Zone	Rural industry: PER (Rule 8.6.5.1.11)	RDIS (Rule 8.6.5.3.7) a working productive rural zone... enable the continuation of the wide range of existing and future activities, compatible with normal farming and forestry activities, and with rural lifestyle and residential uses, while ensuring that the natural and physical resources of the rural area are managed sustainably. Activities that are ancillary to farming or forestry may also have a functional need to be within the rural environment, however, such rural processing and servicing activities may be less compatible in more intensively settled locations...
Far North (draft)		Rural industry: RDIS (Rule RPROZ-R24)	DIS	...provide for primary production activities including non-commercial quarrying, farming, intensive indoor primary production, plantation forestry activities, and horticulture. The Rural Production Zone also provides for other activities that support primary production and have a functional need to be located in a rural environment, such as processing of timber, horticulture, apiculture and dairy products.
Hastings	Rural Zone	Industrial activities: PER (Rule RZ6)	DIS (Rule RZ23)	<i>[Lengthy list of anticipated outcomes]</i>
Palmerston North	Rural Zone	Existing industries: PER (Rule R9.5.6(1) – (vi)) Expand existing industries: CON (Rule R9.6.3)	NC (Rule 9.9.1)	<i>[Lengthy preamble]</i> ... the rural area also accommodates a small range of industrial activities being either service industries such as C-Dax which manufactures agricultural equipment or industries based on a natural resource such as gravel. Massey University and a range of Crown Research Institutes (CRIs) are also located within the rural area, as is the New Zealand Defence Force.

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		Rural industry: DIS (Rule R9.8.2)		
South Waikato	Rural Zone	Rural industry: DIS (Rule 28.3.4(e)), (Rule 8.4.12)	DIS (no fallback).	The Rural Zone is a working environment that supports a diverse range of production activities and associated processing facilities. It is also the location of network utilities and infrastructure that are important to the District's economy and functioning...
Stratford	Rural Zone	Rural Industry: DIS (Rule B1.2.1.4)	DIS (no fallback)	Section A.13 [<i>Lengthy preamble</i>]
Thames Coromandel	Rural Zone	Rural industry: RDIS (Rule 27(1)(c))	NC (Rule 27(3))	The Rural Zone is predominantly a working environment and effects such as noise, odour, contaminants and traffic from primary production activities are to be expected. Productive areas, and a range of other activities, including those that support the tourism industry, contribute to the District's wellbeing through economic activity and income generation. The 'right to farm' recognises that there are established expectations regarding the rural amenity levels associated with the primary activities in a Rural Zone. However, this needs to be balanced against the other special values in the Rural Area, [...]
Waikato (<i>Decisions version</i>)	General Rural Zone	Rural industry: RDIS (Rule GRUZ-R35(1))	DIS (Rule GRUZ-R35(2))	GRUZ01 – Purposes of the zone. (1) Enable farming activities; (2) Protect high class soils for farming activities; (3) Provide for rural industry, infrastructure, rural commercial, conservation activities, community facilities, and extractive activities; (4) Maintain rural character and amenity; (5) Limit development to activities that have a functional need to locate in the zone.
Waitomo (<i>operative</i>)	Rural Zone (Special Industrial Activities)	Rural industry: PER (Rule 13.5.1.1)	RDIS (Rule 13.5.1.2) DIS (Rule 13.5.1.3)	[<i>Lengthy preamble</i>] ...the overall approach in the Rural zone is to minimise controls on rural activities so there are no unnecessary barriers to productive land use, while ensuring that the rural environment is protected from the significant adverse effects of activities.
Waitomo (<i>draft</i>)	Rural Production Zone	Meat Processing & Mineral Processing: PER (Rule RPROZ-R15)	RDIS (Rule RPROZ-R15(a))	The rural production zone provides for a number of important scheduled rural industrial activities which contribute to the economic and social well-being of the community. These activities

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				have established over time, generally in rural locations, in close proximity to the natural resources that they require. This zone recognises that the scheduled industrial activities located within it may have effects beyond those which can be accommodated in the general rural zone and makes appropriate provision for these effects.
Western Bay of Plenty	Rural Zone	Rural Contractors Depots: PER (Rule 18.3.1(s)) Packhouses and Coolstores: DIS (Rule 18.3.4(h)) Intensive Farming Activities: DIS (Rule 18.3.4(a))	DIS (Rule 18.3.4(g)) NC (Rule 18.3.5(d)) DIS (no fallback)	<i>[Lengthy explanatory statement and list of significant issues]</i>
Whakatāne	Rural Plains Zone	Contractors Depots: PER (Rule 3.4.1.1.37.b(a)) Rural Processing: DIS (Rule 3.4.1.1.37.a)	RDIS/DIS/NC (Rule 3.4.1.1.37.b(b) – (d)) DIS (no change)	...to retain the characteristics of the finite land resource and protect the rural production potential and economic growth of the District. There is also a need to provide for other activities which have a fundamental need to be located within the zone.
	Rural Foothills Zone	Contractors Depots: PER (Rule 3.4.1.1.37.b) Rural Processing: DIS (Rule 3.4.1.1.37.a)	RDIS/RDIS/DIS (Rule 3.4.1.1.37.b(b) – (d)) DIS (no change)	...includes areas where the land is subject to some limiting factors, such as gradient, erosion and drainage, although is still of high value for rural production activities. Provision is also made for other activities including rural residential activity where rural production activities are not compromised and activities that have a functional need to be located within the zone.
Whanganui District Plan	General Rural Zone	Rural Industry: DIS (Rule GRUZ-R3(6))	DIS (no fallback)	The Rural Production Zone identifies those areas close to the urban area which comprise LUC Class I land and those areas of LUC Class II land which are subject to potential residential or rural lifestyle development pressure. Such activities are discouraged as they have resulted in significant loss of productive land. The Rural Production Zone provides for most types of primary production activities with a focus on not compromising the productive qualities of the land.
	Rural Production Zone	Rural Industry: DIS (Rule RPROZ-R3(5))		