



Proposed District Plan submission form



Clause 6 of the First Schedule, Resource Management Act 199.

Feel free to add more pages to your submission to provide a fuller response.

To: Central Hawke's Bay District Council			
1. Submitter details			
Full Name	Last	First	
Company/Organisation (if applicable)	Te Mata Mushrooms Land Company Limited		
Contact Person (if different)	Michael Whittaker		
Email Address	mwhittaker@tag.co.nz		
Address	PO Box 8137, Havelock North 4157	Postcode	
Phone	Mobile 021435413	Home	Work
2. This is a submission on the Proposed District Plan for Central Hawke's Bay			
3. <input checked="" type="checkbox"/> I could <input type="checkbox"/> I could not – gain an advantage in trade competition through this submission <i>(Please tick relevant box)</i>			
<i>If you could gain an advantage in trade competition through this submission please complete point 4 below:</i>			
4. <input type="checkbox"/> I am <input checked="" type="checkbox"/> I am not – directly affected by an effect of the subject matter of the submission that:			
(a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition. <i>(Please tick relevant box if applicable)</i>			
<i>Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.</i>			
5. <input checked="" type="checkbox"/> I wish <input type="checkbox"/> I do not wish – to be heard in support of my submission in person <i>(Please tick relevant box)</i>			
6. <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not – consider presenting a joint case with other submitters, who make a similar submission, at a hearing. <i>(Please tick relevant box)</i>			
7. Do you wish to present your submission via Zoom? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
8. Please complete section below <i>(insert additional boxes per provision you are submitting on):</i>			
The specific provision of the plan that my submission relates to:			
Refer to attached written submission			
Do you: <input type="checkbox"/> Support <input type="checkbox"/> Oppose <input type="checkbox"/> Amend <i>(Please tick relevant box)</i>			
What decision are you seeking from Council?			
Reasons:			
Please note: All submissions will be treated as public documents and will be made available on Council's website. However, you may request that your contact details (but not your name) be withheld. If you want your contact details withheld, please let us know by ticking this box. <input type="checkbox"/>			



FORM 5
SUBMISSION ON PROPOSED CENTRAL HAWKES BAY DISTRICT PLAN

To: Central Hawkes Bay District Council

Submission on: Central Hawkes Bay District Council District Plan

Name of Submitter Te Mata Mushrooms Land Company Limited

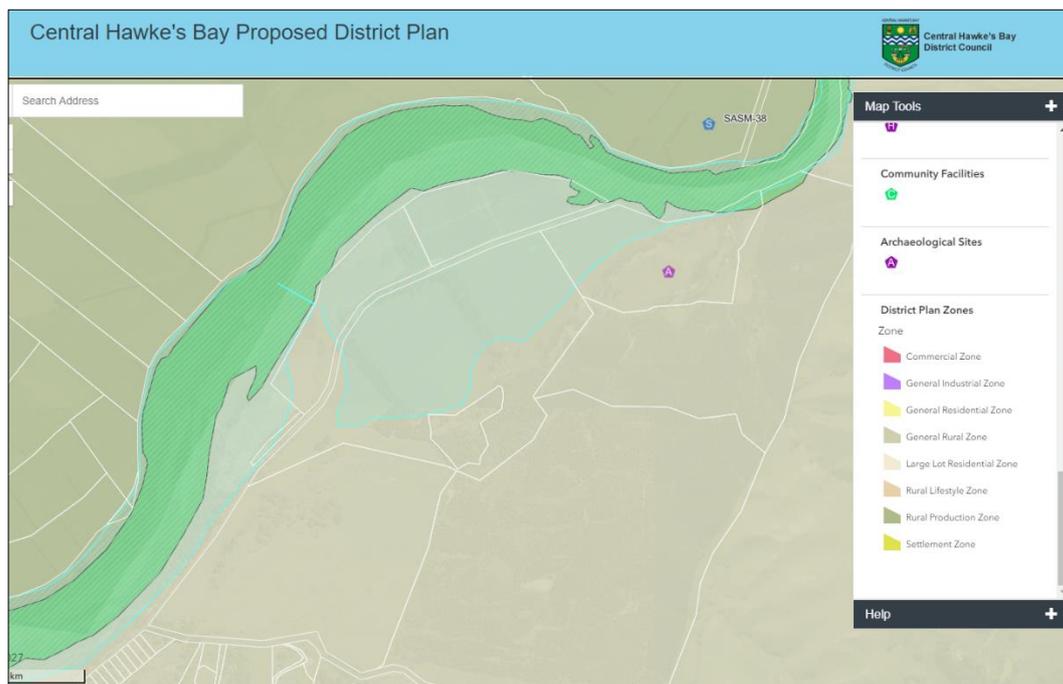
Address for service Te Mata Mushrooms c/o Stradegy Planning
claire@stradegy.co.nz ;

Postal Address Te Mata Mushrooms Company, Attention Michael Whittaker, PO Box 8137, Havelock North 4157

Introduction

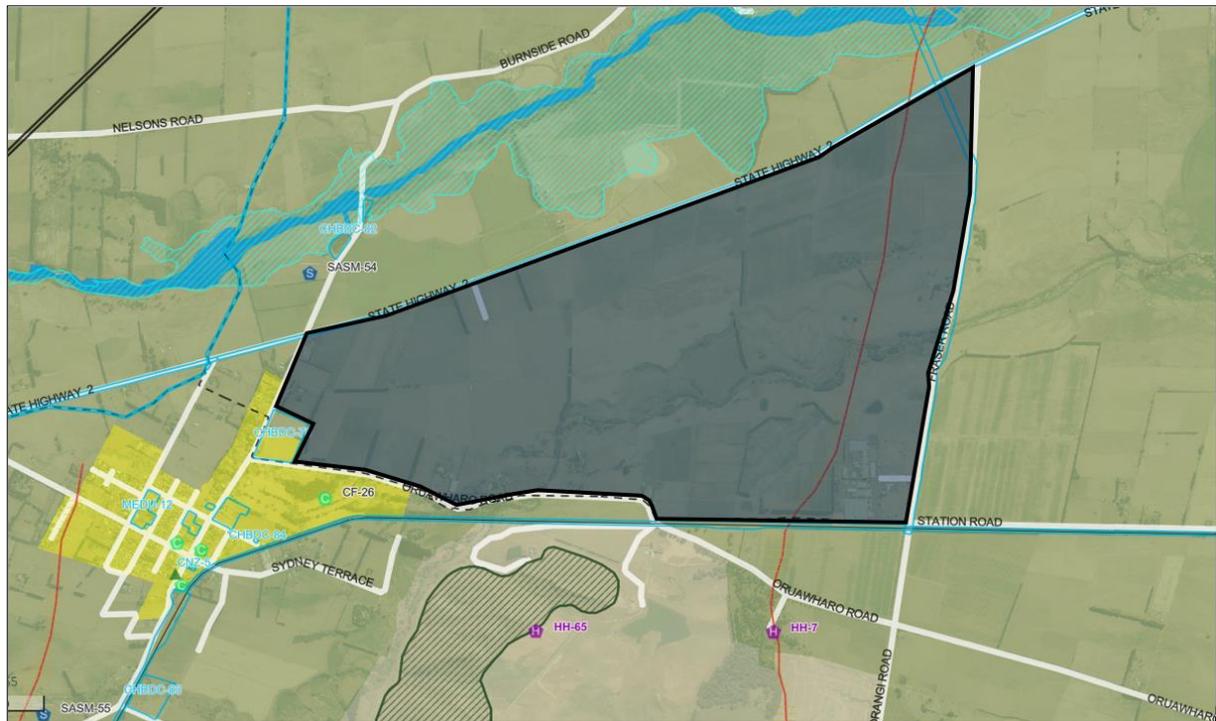
1. Te Mata Mushrooms Land Company Limited (TMM) has land holdings in the Central Hawkes Bay District at Mt Herbert Road. TMM have created lifestyle properties on the steeper areas of the farm at Mt Herbert Road, which tie in with the corresponding level of development on the opposite side of Mangatatarā Road. However, on the flatter areas of the farm TMM will use the land for primary production activities, including intensive primary production (IPP), and gravel storage and processing.

Figure 1: Mt Herbert Road



2. In addition to the Mt Herbert Road farm, TMM are actively looking to invest further in CHBDC. TMM have been searching for land that is appropriate for an IPP activity. In their search for a rural or industrial property of the right size, with limited or no nearby sensitive activities to avoid reverse sensitivity effects, the supply of such land was found to be difficult. TMM found that there was limited or no industrial land appropriate for larger activities of this nature, and rural land was largely compromised by the proximity of rural residential development. Another constraint, and high cost for business, was the ability to connect to a power source of appropriate capacity and accessibility.
3. To that end, a locality that has found to be a relatively good fit for potential IPP is on the outskirts of Takapau, on Oruawhoro Road neighbouring Silverfern Farms. The area is geographically suitable for IPP as well as industrial and commercial activities that support the rural sector because of the access to power, gas, rail, road network, as well as proximity to the settlement of Takapau as a labour source.
4. The Proposed District Plan zones the land east of Takapau as Rural Production. Within this zone, the current provisions enable primary production activities, IPP, post harvesting facilities which are semi-industrial activities that involve initial processing of the raw materials from farm. Industrial activities and dairy processing are specifically excluded and are not anticipated in the rural environment and are non-complying activities. Commercial activities are provided for to a limited extent (100m²) and subject to additional performance standards.
5. The Settlement Zone (used for Takapau and other rural settlements) provides for activities such as Service Activities (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), Commercial Activities up to 250m² GFA, post harvest activities and industrial activities (excluding any involving offensive processes). The role of these zones would be to provide for the supporting commercial and industrial activities to primary production, up to a footprint that is appropriate for settlement that is mixed use.
6. The area east of Takapau, presents a unique set of circumstances that potentially offers an appropriate location for a 'hub' of activity to cluster around an IPP and increasingly towards Takapau, providing for a range of land use activities that support these primary production activities. Land uses industrial, commercial and renewable energy generation (solar farms), at a scale that is potentially bigger than what is anticipated in Settlement Zones, yet complementary in order to offer employment supporting the vibrancy and vitality of the Takapau settlement.

Figure 2: Area east of Takapau Settlement



7. It is considered appropriate to consider alternative approach to the management of land use for the land east of Takapau, incorporating land towards Silver Fern Farms / Fraser Road, with a southern extent marked by the rail corridor and northern extent by the State Highway 2.
8. The National Planning Standards provide for two main spatial tools to use – either rezone to a zone that is provided for within the Proposed District Plan such as Industrial, Commercial or Settlement, or alternatively use a Future Development Area overlay. This submission explores these options.
9. In addition, to the concept of providing for a 'hub' of business activity east of Takapau, this submission seeks relief on a number of specific matters relating to:
 - a. The precise location of the archaeological site identified at 464 Mt Herbert Road;
 - b. The extent of the SNA into the Mt Herbert farm property – ideally this should be ground truthed to make sure there are ecological values present within the SNA area that currently extends within the private property at 367 and 464 Mt Herbert Road.
 - c. The activity status for an IPP 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 and includes policy support for this.
 - d. More specific policy recognition for IPP activities, including the economic benefit they bring to the local community.

- e. The General Rural Zone and Rural Production Zone amended so that they better reflect the Table 13 of the National Planning Standards.
 - f. Specific definitions for rural industrial and rural service activities and policy recognition for these activities as well as other ancillary activities that require a rural location within the General Rural Zone and Rural Production Zone.
 - g. Add in new Objectives about the character and amenity of the rural environments of General Rural Zone and 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.
 - h. Provision of rural industrial activities and rural service activities within both the General Rural Zone and Rural Production Zone, using the same set of performance conditions as used for permitted post harvesting activities.
 - i. Amend the separation distance required by new sensitive activities from IPP to be measured from the property boundary not from the buildings associated with an existing IPP.
 - j. Add in a new definition of community-scale renewable electricity generation, with policy support and a new rule to provide for these activities as Restricted Discretionary Activities.
 - k. The storage and some processing (sorting) of gravel would be captured by the comprehensive definition of "quarrying activities", even though the activity is not a quarry.
 - l. A new rule is sought to provide for gravel storage and processing yards to be established as Controlled Activities in the General Rural Zone and Rural Production Zone, subject to compliance with performance standards in the General Rural Zone and Rural Production Zone.
10. Any alternative wording, and any consequential changes, to the relief specified in the table below, to achieve the outcomes sought in this submission, are also sought.

Hearing

11. TMM wishes to be heard in support of its submission.

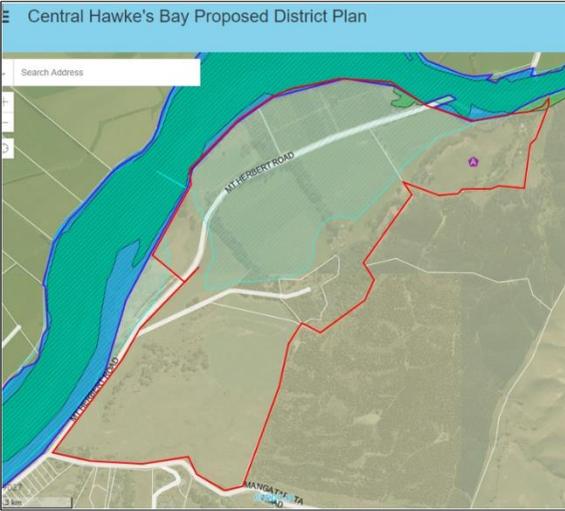
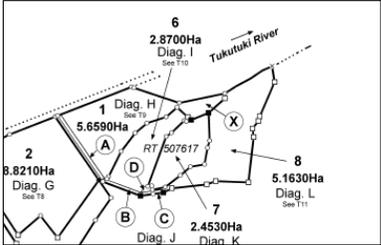
Date: 6th August 2021

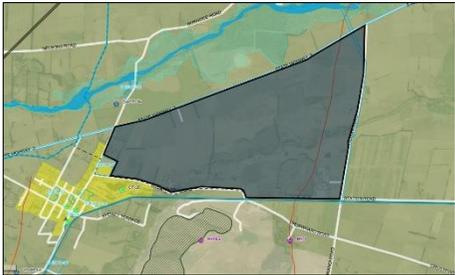
Signed :  _____

Claire Price, Strategy Planning

Signed:  _____

Michael Whittaker, Te Mata Mushrooms Land Company Limited.

PROPOSED DISTRICT PLAN PROVISION(S)	OPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<i>Planning Maps</i>			
<i>Mt Herbert Road</i>			
<p>The Proposed District Plan zones the TMM Mt Herbert properties (shown within the red outline) as General Rural Zone.</p>  <p><i>Other notations:</i> SNA – 264 – The Tukituki River, has associated vegetation removal rules.</p> <p><i>Flood hazard – new set of rules pertains to Building Importance Category (2b or 3),</i></p> <p><i>Priority waterbodies for esplanade reserves/strips.</i></p> <p><i>Archaeological Site identified.</i></p>	<p>Support in part</p>	<p>Support the General Rural Zone across the site, although note that the southern extent of the farm has undergone several subdivision applications that have created rural lifestyle properties.</p> <p>The Flood Hazard Overlay is noted and implications on new natural hazard rules.</p> <p>The SNA overlay is also noted, and areas that extend into the TMM property should be ground-truthed, to make sure the SNA values extend into the property.</p> <p>The position of the archaeological site is not in a precise location and needs to reflect the actual location, as shown on attached Certificate of Title of Lot 1 DP 554782.</p>	<p>Amend the Planning Maps to show the Archaeological site on Lot 1 DP 554782 (464 Mt Herbert Road) in a more precise location as per the surveyed information provided in Attachment 1 of this submission and shown as (X) in the diagram below.</p>  <p>Confirm the edges of the SNA 264 that extend into the adjoining property at 367 Mt Herbert Road are appropriate by ground truthing these and agreeing the values of the river environment are within the property. Retain the extent of the SNA 264 if there are the SNA values, Amend the extent if they are not.</p>

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<p><i>Oruawhoro Road</i></p> <p>The Proposed District Plan zones 0 Oruawhoro Road (shown within the red outline) as Rural Production Zone.</p>  <p><i>Other notations: Gas Transmission Network (Takapau Pipeline - low pressure) at the southern boundary.</i></p> <p><i>Further south, not adjoining or over the site, but parallel to southern boundary is the KiwiRail Designation.</i></p>	<p>Oppose</p>	<p>0 Oruawhoro Road (Lot 2 DP 24989) is a 32ha rural property, used to date as a cattle feedlot.</p> <p>The continued use of the property as rural production land is one option. Another option, which presents a potentially greater efficient and effective use of land, is as part of greater area with a Future Development Area¹ overlay, or alternatively rezoned as General Industrial Zone.</p> <p>A Future Development Area could reasonably overlay the extent of land south of the State Highway 2 and use the road and rail as geographic boundaries to provide a physical extent. Fraser Road would be the eastern extent.</p> <p>The Future Development Area would provide for intensive primary production activities, rural industrial activities, general industrial activities and commercial activities, dairy processing plant and renewable energy (solar farm). These activities would need to be spatially planned to use the area in the most effective and efficient way, as well as connecting with the existing Takapau township and valuing the Porangahau Stream.</p>	<p>Amend the Planning Maps to show a Future Development Area as an overlay on land identified below.</p> <p>And</p> <p>Consequential changes to introduce a new Chapter to provide for a Structure Plan and specific provisions for the Future Development Area. The Structure Planning exercise would determine the extent of the area.</p> <p>OR</p> <p>Rezone the land identified as General Industrial Zone.</p> 

¹ A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change. National Planning Standards, Table 18

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
		<p>To activate the Future Development Area, 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 in the policy framework for IPP, rural industry and service activities.</p> <p>Alternatively, rezoning the site as General Industrial Zone would provide for the type of activities envisaged in addition to IPP and solar farms.</p> <p>The reasons for the inclusion as a Future Development Area or rezoned as General Industrial Zone are based on the geographic features of the site and immediate surrounds and include:</p> <ul style="list-style-type: none"> • Limited land supply of larger sites that can be used for rural industry and supporting commercial activities. • Cost effective access to power supply – Central Lines substation. • Cost effective access to gas. • Access to Rail. • Access to State Highway 2 via local roads, yet avoids main town centres. • Ability to support Takapau settlement – both in business and residential. 	

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		<p>Planning Considerations</p> <ul style="list-style-type: none"> • The site is recognised in the Proposed District Plan as having productive soil. Yet, allowing a planned greenfield development to occur at the site would efficiently and effectively provide for rural industry, industry and some commercial in a compact area instead of these occurring across the district in an unplanned manner. • Provides future greenfield industrial land to ensure demand for new land can be met by supply; • The Future Development Zone could become a hub of activity that supports the primary production activities of the CHBDC with economic multiplier advantages on the local community. Consideration of the type of commercial activities would require specificity to ensure there was no adverse economic effects on existing town centres, and the Future Development Area supported the existing Takapau Settlement in terms of local businesses. • The locality currently has limited rural lifestyle development, so potential reverse sensitivity effects are of a low magnitude. Compared to many other similar tracts of land within CHBDC, a lot of rural lifestyle developments are in close proximity. 	

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		<ul style="list-style-type: none"> • There are some sensitive receptors in a wider locality, therefore the development of the Structure Plan / Development Plan would demonstrate adverse effects beyond the area limits are avoided, remedied or mitigated. • The enhancement of the Porangahau Stream would become part of the structure plan. • The HBRC RRPS UD Policies provide for the Structure Planning mechanisms – POL UD 10.3 and 10.4. • The National Planning Standards provide for the use of Future Development Areas (Table 18: Spatial Layers for district plans) and allow for inclusion as separate Chapters within a District Plan Format. Otherwise, there is the use of the existing General Industrial Zone format. 	
<i>Part 1 – Introduction and General Provisions</i>			
<i>Interpretation – Definitions</i>			
<p><i>“Primary Production”</i></p> <p><i>means:</i></p> <ol style="list-style-type: none"> <i>a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and</i> <i>b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);</i> <i>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</i> 	Support		Retain definition

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>d. <i>excludes further processing of those commodities into a different product.</i></p>			
<p><i>"intensive primary production activities"</i></p> <p><i>Means</i></p> <p><i>refers to any of the following:</i></p> <ul style="list-style-type: none"> <i>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</i> <i>b. land and buildings used for the commercial boarding and/or breeding of cats, dogs and other domestic pets</i> <i>c. farming of mushrooms or other fungi</i> <i>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.</i> 	<p>Support in Part</p>	<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><i>refers to any of the following:</i></p> <ul style="list-style-type: none"> <i>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</i> <i>b. land and buildings used for the commercial boarding and/or breeding of cats, dogs and other domestic pets</i> <i>c. farming of mushrooms or other fungi <u>and the production of compost</u></i> <i>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.</i>
<p><i>"Service activities"</i></p> <p><i>Means</i></p> <p><i>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.</i></p>	<p>Support</p>		<p>Retain definition</p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>"Post harvest facility"</p> <p>Means</p> <p><i>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.</i></p> <p>a. Includes:</p> <ul style="list-style-type: none"> i. <i>pack-houses, cool-stores and wineries</i> ii. <i>use of the site for the collection and distribution of horticultural products (including grapes)</i> iii. <i>preparation and shrink wrapping horticultural products in preparation for distribution to retail outlets</i> iv. <i>collection and distribution of agricultural products including the cross loading of trucks used in the collection and delivery of horticultural products</i> v. <i>the on-site servicing and maintenance of vehicles and equipment associated with the activities</i> <p>b. Excludes:</p> <ul style="list-style-type: none"> i. <i>retail sales</i> <p><i>other industrial activities (e.g. forestry and dairy processing facilities)</i></p>	<p>Support in part</p>	<p>Confirm whether "<i>other industrial activities (e.g. forestry and dairy processing facilities)</i>" are excluded.</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><i>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.</i></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>Clarify wording of the definition.</p> <p>AND</p> <p>Add a new definition of rural service activities as follows</p> <p><u><i>Rural service activities means</i></u></p> <p><u><i>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.</i></u></p> <p>AND</p> <p>Add in a new definition of Rural Industrial Activity</p> <p><u><i>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.</i></u></p>
<p>'industrial activity'</p>	<p>Support</p>		<p>Retain definition</p>

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<p>means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</p>			
<p>“small-scale renewable electricity generation activity”</p> <p>Means:</p> <p><i>small scale and community scale renewable electricity generation at a capacity of no greater than 20 kW for the purpose of using or generating electricity on a particular site, or supplying an immediate community, or connecting into the distribution network, and includes generation using solar, wind, hydro and biomass energy resource.</i></p>	<p>Support in part</p>	<p>The definition of small-scale renewable electricity generation covers both “small scale” and “community-scale”, whereas the scale of these types of renewable electricity generation activities are different.</p> <p>NPS REG states :</p> <p><i>Small and community-scale distributed electricity generation means renewable electricity generation for the purpose of using electricity on a particular site, or supplying an immediate community, or connecting into the distribution network.</i></p> <p>Limiting a community-scale project to 20kW is ineffective and inefficient way to provide for this scale of activity.</p> <p>TMM seeks an additional definition for ‘community-scale’ renewable electricity generation activities, with subsequent policy recognition and rule framework in Part 2 – Energy, Infrastructure, and Transport Chapter</p>	<p>Add new definition of community-scale renewable electricity generation activity as follows:</p> <p><u><i>means renewable electricity generation for the purpose of supplying an immediate community, cluster of farms, or businesses to secure electricity supply or to connect into the distribution network.</i></u></p>
<p>Part 2 – District-Wide Matters</p>			
<p>Strategic Direction – RLR Rural Land Resource Issues</p>			
<p>RLR-11</p> <p>Incremental Loss of Highly Productive Land</p>	<p>Support</p>		<p>Retain</p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<i>Land fragmentation and development that leads to the incremental and irreversible loss of highly productive land for primary production.</i>			
<i>Part 2 – District-Wide Matters</i>			
<i>Strategic Direction – RLR Rural Land Resource</i>			
<i>Objectives</i>			
RLR-O1 <i>The productive capacity of the District's rural land resource, particularly the District's highly productive land, is maintained.</i>	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.
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>	Support in part	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. 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	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>
RLR-O3 <i>The District's highly productive land is protected from further fragmentation.</i>	Support	TMM supports the objective.	Retain RLR-O3
RLR-O4	Support	Residential living and other non-rural and sensitive activities should be directed away	Retain Objective RLR-04

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<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>		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.	
<i>Part 2 – District-Wide Matters</i>			
<i>Strategic Direction – RLR Rural Land Resource</i>			
<i>Policies</i>			
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>	Support	TMM supports the intent.	Retain RLR-P1
RLR-P2 <i>To avoid unplanned urban expansion onto the District's highly productive land where other feasible options exist.</i>	Support	TMM supports the intent. Yet consequential changes may be required to reflect particular opportunities in Future Development Area/s.	Retain RLR-P2 and/or amend with consequential changes to reflect particular opportunities in Future Development Area/s.
RLR-P3 <i>To limit the amount of further fragmentation of the District's rural land resource through limiting lifestyle subdivision, particularly in the Rural Production Zone.</i>	Support	TMM supports the intent.	Retain RLR-P3
RLR-P4 <i>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.</i>	Support in part	Clarify this policy so it is clear it relates to the General Rural Zone and Rural Zone Production.	Amend RLR – P4 <i>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</i>

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			rural land resource, particularly in the Rural Production Zone.
<p>RLR-P5</p> <p>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.</p>	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.
<i>Part 2 – District-Wide Matters</i>			
<i>Strategic Direction – RLR Rural Land Resource</i>			
<i>Methods - RLR-M1 Area -Specific Methods</i>			
<p>GRUZ – General Rural Zone:</p> <p>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.</p>	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 "General Rural Zone" the following is set out:</p> <p><i>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 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</p>	<p>Amend GRUZ as follows:</p> <p><i>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.</i></p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
		<p>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>	<p>Support in part</p>	<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>
<p>Part 2 – District-Wide Matters</p>			

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<i>Energy, infrastructure and Transport – Renewable Energy</i>			
<i>Objectives</i>			
RE-O1 <i>Enable and encourage the sustainable use and development of renewable energy resources within the Central Hawke's Bay District.</i>	Support	TMM supports the objective.	Retain RE-O1
RE-O2 <i>Enable renewable electricity generation activities while avoiding, mitigating or offsetting adverse effects that are more than minor.</i>	Support	TMM supports the objective.	Retain RE-O1
<i>Policies</i>			
RE-P4 <i>To provide for small-scale renewable electricity generation activities.</i>	Support in part	TMM supports the provision of small-scale renewable electricity generation activities. However, also seeks a new policy for community scale renewable electricity generation activities.	Retain RE-P4 and add in a new policy as follows: <i>RE-P7</i> <i>To provide for community-scale renewable electricity generation activities.</i>
<i>Rules - RE-R1 Small-scale Renewable Energy Generation Activities</i>			
1. Activity Status: PER <i>Where the following conditions are met:</i> a. <i>Limited to one wind turbine per site.</i> b. <i>Compliance with:</i> i. RE-S1; ii. RE-S2; iii. RE-S3; iv. RE-S4; and v. RE-S5.	Oppose	Provide for community-scale renewable electricity generation activities separately from small-scale renewable energy generation activities as a RDA , non-notified activity status.	Retain RE R1 , but accept new definition of community-scale renewable electricity generation activities, and provide a new rule for these larger scale activities that provide benefit to communities, businesses and rural industry. <u>RE-R5 Community-scale Renewable Energy Generation Activities</u> <u>1. Activity Status: RDIS, Non-notified</u> <u>Where the following conditions are met:</u> a. <u>Compliance with:</u>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
			<ul style="list-style-type: none"> i. <u>RE-S1;</u> ii. <u>RE-S2;</u> iii. <u>RE-S3;</u> iv. <u>RE-S4; and</u> v. <u>RE-S5.</u> <p>AND</p> <p>Consequential changes to RE-S1 – S5</p> <p>Add in reference to "<u>Community-Scale Renewable Electricity Generation activities</u>"</p>
<i>Part 2 – General District-Wide Matters</i>			
<i>Earthworks</i>			
<i>Rules – EW-R4 – Mining and quarrying</i>			
<p><i>General Rural Zone</i></p> <p><i>Rural Production Zone</i></p> <p><i>1. Activity Status: PER</i></p> <p><i>Where the following conditions are met:</i></p> <ul style="list-style-type: none"> a. <i>The activity is for a farm quarry.</i> b. <i>Compliance with:</i> <ul style="list-style-type: none"> i. <i>EW-S1;</i> ii. <i>EW-S2;</i> iii. <i>EW-S3;</i> iv. <i>EW-S4;</i> v. <i>EW-S5;</i> vi. <i>EW-S6;</i> vii. <i>EW-S7; and</i> viii. <i>EW-S8.</i> 	<p>Oppose</p>	<p>The definition of Quarrying includes</p> <p><i>means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.</i></p> <p>The storage and some processing (sorting) of gravel would be captured by the above definition, even though the activity is not a quarry.</p>	<p>Retain Rule EW</p> <p>AND</p> <p>Add in a new rule after EW R4 as follows</p> <p>OR</p> <p>Add in the respective zone chapters</p> <p><u>EW-R4a – Gravel storage and processing yards</u></p> <p><u>General Rural Zone</u></p> <p><u>Rural Production Zone</u></p> <p>1. <u>Activity Status: CON</u></p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
2. Activity status where compliance with conditions EW-R4(1)(a) and/or EW-R4(1)(b) is not achieved: DIS		<p>A new rule is sought to provide for gravel storage and processing yards to be established as Controlled Activities in the General Rural Zone and Rural Production Zone, subject to compliance with performance standards in the General Rural Zone and Rural Production Zone.</p> <p>This new rule could be in the zone or EW district wide chapters, depending on where it best fits.</p>	<p><u>Where the following conditions are met:</u></p> <ul style="list-style-type: none"> a. <u>Compliance with</u> <ul style="list-style-type: none"> i. <u>Setback from Roads and Rail Network Setback from Neighbours</u> ii. <u>Electricity Safety Distances</u> iii. <u>Transport (Access, Parking, Loading)</u> iv. <u>Light</u> v. <u>Noise</u> vi. <u>Setback from National Grid Yard and National Grid Substation</u>
Part 3 – Area Specific Matters			
Zones – RURAL – Rural Zones, GRUZ General Rural Zone,			
Issues			
<p>GRUZ-11</p> <p>Protecting the Life-Supporting Capacity of the District's Soil Resource</p> <p><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></p>	Support	Support Issue 1	Retain
<p>GRUZ-12</p> <p>Protecting Rural Amenity and the Quality of the Rural Environment</p>	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</p>	<p>Amend GRUZ - I2 as follows:</p> <p>GRUZ-12</p> <p>Protecting Rural Amenity and the Quality of the Rural Environment</p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p><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></p> <p><i>The establishment of incompatible activities within rural areas can:</i></p> <ol style="list-style-type: none"> <i>i. result in the loss of productive land;</i> <i>ii. conflict with existing rural activities, including through reverse sensitivity; and</i> <i>iii. detract from rural character and amenity.</i> <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 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></p> <p><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></p>		<p>appropriate to add to the explanation as GRUZ I2 is relevant to the Rural Production Zone as well.</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> <ol style="list-style-type: none"> <i>i. result in the loss of productive land;</i> <i>ii. conflict with existing rural activities, including through reverse sensitivity; and</i> <i>iii. detract from rural character and amenity.</i> <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>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<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,</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</p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>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>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>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
			<p>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.</p> <p>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.</p> <p>.....</p>
<i>Part 3 – Area Specific Matters</i>			
<i>Zones – RURA – Rural Zones, GRUZ General Rural Zone,</i>			
<i>Objectives</i>			
<p>GRUZ-01</p> <p><i>The General Rural Zone is predominantly used for primary production activities and ancillary activities.</i></p>	<p>Support in part</p>	<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-01 to provide for NPS zone as follows:</p> <p><i>The General Rural Zone is predominantly used to enable for primary production activities, intensive primary production, rural industry and service activities, and ancillary activities that require a rural location.</i></p> <p>And</p> <p>Any consequential changes</p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>GRUZ-O2</p> <p><i>The predominant character of the General Rural Zone is maintained, which includes:</i></p> <ol style="list-style-type: none"> 1. <i>low-density built form, with open space and few structures;</i> 2. <i>a predominance of rural and land-based primary production activities and associated buildings, such as barns and sheds;</i> 3. <i>sounds and smells associated with legitimate primary production activities;</i> 4. <i>existing rural communities and community activities, such as rural halls, reserves and educational facilities;</i> 5. <i>a landscape within which the natural environment (including farming and forest landscapes) predominates over the built one; and</i> 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> 	Support in part	The characteristics set out in GRUZ-02 are agreed. However, further recognition of change is appropriate, whereby characteristics associated with buildings and 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>Add new Objective after GRUZ-02 as follows:</p> <p><u>Recognise that 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 GRUZ-02.</u></p>
<p>GRUZ-O3</p> <p><i>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.</i></p>	Support	Support GRUZ-O3	Retain GRUZ-O3
<p>GRUZ-O4</p> <p><i>The primary productive purpose and predominant character of the General Rural Zone are not compromised by potentially incompatible activities establishing.</i></p>	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.

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<i>Part 3 – Area Specific Matters</i>			
<i>Zones – RURA – Rural Zones, GRUZ General Rural Zone,</i>			
<i>Policies</i>			
<p>GRUZ-P1</p> <p><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 General Rural Zone.</i></p>	<p>Oppose in part</p>	<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>Amend GRUZ-P1 to provide for NPS zone as follows:</p> <p><i>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.</i></p>
<p>GRUZ-P2</p> <p><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></p>	<p>Support</p>		<p>Retain policy</p>
<p>GRUZ-P3</p> <p><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></p>	<p>Support</p>		<p>Retain policy</p>
<p>GRUZ-P4</p> <p><i>To manage the bulk, scale and location of buildings to maintain the character and amenity of the rural area and, where applicable, to</i></p>	<p>Support</p>		<p>Retain policy</p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
protect the natural character and amenity of the coastal environment.			
GRUZ-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.	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>
GRUZ-P6 To avoid adverse effects of shading from trees on adjoining public roads and properties.	Support		Retain policy
GRUZ-P7 To ensure incompatible activities do not locate in the General Rural Zone where the activity will: 1. undermine the primary productive purpose and predominant character of the General Rural Zone; 2. constrain the establishment and use of land for primary production; and/or 3. result in reverse sensitivity and/or lead to land use conflict.	Support		Retain policy
GRUZ-P8	Support		Retain policy

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
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.			
GRUZ-P9 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.	Support		Retain policy
<i>Consequential Change – Insert additional Policies after GRUZ-P9</i>			
		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> <u>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.</u>
		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> <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, rural industry, service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.</u>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<i>Rules - GRUZ-R3 - Primary production activities (including ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying)</i>			
<p>1. Activity Status: PERMITTED</p> <p>Where the following conditions are met:</p> <p>b. Compliance with:</p> <ul style="list-style-type: none"> 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); vii. GRUZ-S8 (Transport); viii. GRUZ-S9 (Light); and ix. GRUZ-S10 (Noise). <p>c. Compliance with GRUZ-S12 (setback from gas transmission network).</p> <p>d. Compliance with GRUZ-S13 (setbacks from National Grid).</p> <p><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></p>	<p>Support in part</p>	<p>This rule would permit</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. <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>Clarify what "initial processing" as set out in the definition of <i>Primary Production activities</i> is permitted by this Rule and what is considered to be <i>post-harvest facilities</i>.</p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<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.</p> <p>b. Assessment matters in the following chapters: TRAN – Transport. LIGHT – Light. NOISE – Noise.</p>	support	Support rule structure	Retain Rules and activity status
<p>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>			
<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> <p>ii. from a property boundary is 200m.</p> <p>b. Compliance with:</p> <p>i. GRUZ-S2 (Height of Buildings);</p>	Support		Retain Rule GRUZ- R14.1 and activity status

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<ul style="list-style-type: none"> 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); vii. GRUZ-S8 (Transport); viii. GRUZ-S9 (Light); and ix. GRUZ-S10 (Noise). <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> <ul style="list-style-type: none"> 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 objectionable odour beyond the site boundary. g. Methods of disposal of stormwater and wastewater for the activity. 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>2. Activity status where compliance with condition GRUZ-R14(1)(b) is not achieved: RDIS</p>	Oppose	The Restricted Discretionary Activity status is also appropriate for proposed intensive primary production activities which do not	Amend Rule R14.2 as follows:

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<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. GRUZ-AM1. ii. GRUZ-AM2. <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>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.</p> <p>This rule should reference a non-compliance with Rule 14.1(a)(ii) to ensure an RDA status, rather than a non-complying status.</p>	<p>2. Activity status where compliance with condition <u>GRUZ-R14.1(a)(ii) and/or GRUZ-R14(1)(b)</u> is not achieved: RDIS</p>
<p>3. Activity status where compliance with condition GRUZ-R14(1)(c) is not achieved: DIS</p>	<p>Support in part</p>	<p>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?</p>	<p>Clarify within the rule and definition if the gas transmission network includes the high and low networks shown on the planning maps.</p>
<p>4. Activity status where compliance with conditions GRUZ-R14(1)(a) and/or GRUZ-R14(1)(d) is not achieved: NC</p>	<p>Oppose</p>	<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</p>	<p>Amend Rule R14.4 as follows:</p> <p>4. Activity status where compliance with conditions <u>GRUZ-R14(1)(a)(i) and/or GRUZ-R14(1)(d)</u> is not achieved: NC</p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
		focuses the consent on the actual and potential effects of the infringement.	
<i>GRUZ-R19 Industrial activities (other than post-harvest facilities)</i>			
<p>1. Activity Status: NC</p> <p>Where the following conditions are met: N/A</p>	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> <p>A new definition of <i>Rural Industrial Activities</i></p>
<i>Consequential Rule Change – Insert additional Rule after GRUZ-R19</i>			
		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>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
			<ul style="list-style-type: none"> 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>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
			<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> <ul style="list-style-type: none"> i. <u>GRUZ-AM1.</u> ii. <u>GRUZ-AM2.</u> iii. <u>GRUZ-AM3.</u> <p>b. <u>Assessment matters in the following chapters:</u></p> <ul style="list-style-type: none"> i. <u>TRAN – Transport.</u> ii. <u>LIGHT – Light.</u> iii. <u>NOISE – Noise.</u> <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>
<i>Part 3 – Area Specific Matters</i>			
<i>Zones – RPROZ – Rural Production Zone</i>			
<i>Objectives</i>			
RPROZ-O1	Oppose	The range of land use activities to be provided for / relate to the Rural Production Zone are not reflective as per the same	Amend RPOZ-01 to provide for NPS zone as follows:

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>The Rural Production Zone is predominantly used for primary production activities and ancillary activities.</p>		<p>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><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>The Rural Production Zone is predominantly used to enable for primary production activities, intensive primary production and intensive indoor primary production and ancillary activities. <u>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>
<p>RPROZ -O2</p> <p>The rural land resource is protected from fragmentation, and from being compromised by inappropriate building and development, including from ad hoc urban expansion.</p>	<p>Support in part</p>	<p>Recognition of planned and coordinated new greenfield business land is to be provided in this objective to enable the appropriate consideration of the Future Development Area and/or new General Industrial Zone at Takapau.</p>	<p>Amend RPOZ-02 as follows:</p> <p><u>The rural land resource is protected from fragmentation, and from being compromised by inappropriate building and development, including from ad hoc urban expansion. Planned and coordinated areas of greenfield business land are to be considered on a case by case basis, either through rezoning or use of Future Development</u></p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
			<u>Areas and respective Development Plans or Structure Plans.</u>
<p>RPROZ -O3</p> <p><i>Activities do not reduce the potential for the highly productive land of the District to be used in a productive and sustainable manner.</i></p>	Support	Support intent of the objective	Retain
<p>RPROZ -O4</p> <p><i>The predominant character of the Rural Production Zone is maintained, which includes:</i></p> <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 structures and crop support structures;</i> <i>3. sounds and smells associated with legitimate primary production activities;</i> <i>4. existing rural communities and community activities, such as rural halls, reserves and educational facilities;</i> <i>5. a landscape within which the natural environment (including farming and forest landscapes) predominates over the built one; and</i> <i>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).</i> 	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>
RPROZ -O5	Support		

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
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.	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.
RPROZ -O7 The Waipukurau Aerodrome is protected from noise sensitive activities establishing within the air noise boundary.	N/A		
Policies			
RPROZ -P1 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.	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: <u>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.</u>
RPROZ -P2 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	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.

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<i>adverse effects are avoided, remedied or mitigated.</i>			
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>	Support		Retain RPROZ-P3
RPROZ -P4 <i>To manage the bulk, scale and location of buildings to maintain the character and amenity of the rural area.</i>	Support		Retain policy
RPROZ -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>	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.	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>
RPROZ -P6	N/A		

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>To avoid adverse effects of shading from trees on adjoining public roads and properties.</p>			
<p>RPROZ -P7</p> <p>To ensure incompatible activities do not locate in the Rural Productive Zone where the activity will:</p> <ol style="list-style-type: none"> 1. 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. 	Support	Support policy direction, whereas compatible activities can be provided for within a planned and coordinated area within a Future Development Area.	Retain Policy
<p>RPROZ-P8</p> <p>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.</p>	Support	Support policy direction to reduce reverse sensitivity effects within the rural environment.	Retain Policy
<p>RPROZ -P9</p> <p>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.</p>	Support in part	Support the intent of this policy, yet enable the consideration of these types of activities to locate within the Future Development Area at Takapau.	Amend RPROZ-P9 as follows: <i>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 and consider locating</i>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>RPROZ – P10</p> <p>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.</p>	N/A		<p><u>these activities within the Future Development Area at Takapau.</u></p>
<p>Consequential Change – Insert additional Policies after PRPOZ-P10</p>			
		<p>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.</p>	<p>Insert a new policy as follows:</p> <p><u>PRPOZ-P11</u></p> <p><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></p> <p>And</p> <p><u>Any consequential changes</u></p>
		<p>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>	<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>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<i>Rules – RPROZ-R3 - Primary production activities (including ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying)</i>			
<p>1. Activity Status: PERMITTED</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <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); vii. RPROZ -S8 (Electricity Safety Distances); viii. RPROZ -S9 (Transport); ix. RPROZ -S10 (Light); and x. RPROZ -S11 (Noise). <p>b. Compliance with</p> <ul style="list-style-type: none"> i. RPROZ -S13 (building restrictions near Waipukurau Aerodrome); and ii. RPROZ -S14 (setback from gas transmission network). <p>c. Compliance with RPROZ -S15 (setbacks from National Grid).</p> <p><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</i></p>	<p>Support in part</p>	<p>This rule would permit</p> <ul style="list-style-type: none"> 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 h. excludes further processing of those commodities into a different product. <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>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.</p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
Forestry) Regulations 2017 which addresses such things as setbacks, earthworks management, land preparation, harvesting and replanting.			
<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: RPROZ-AM1. RPROZ -AM2. RPROZ -AM 4.</p> <p>b. Assessment matters in the following chapters: TRAN – Transport. LIGHT – Light. NOISE – Noise.</p>	Support	Support RDA activity status	Retain
<p>3. Activity status where compliance with condition RPROZ-R3(1)(b) is not achieved: DIS</p>	Support	Support RDA activity status	Retain
<p>4. Activity status where compliance with condition RPROZ-R3(1)(c) is not achieved: NC</p>	Support	Support RDA activity status	Retain
Rules - RPROZ-R6 Post harvest facilities			
<p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. Limited to 2500m² gross floor area per site.</p> <p>b. Compliance with:</p> <p>c. Compliance with:</p>	Support	<p>This rule provides for Post Harvest Facilities, subject to performance standards, which are defined as:</p> <p><i>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</i></p>	Retain Rule RPROZ-R6 and activity status

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<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); vii. RPROZ -S8 (Electricity Safety Distances); viii. RPROZ -S9 (Transport); ix. RPROZ -S10 (Light); and x. RPROZ -S11 (Noise). <p>d. Compliance with</p> <ul style="list-style-type: none"> i. RPROZ -S13 (building restrictions near Waipukurau Aerodrome); and ii. RPROZ -S14 (setback from gas transmission network). <p>e. Compliance with RPROZ -S15 (setbacks from National Grid).</p> <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> f. Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation. 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. h. Methods of disposal of stormwater and wastewater for the activity. i. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in 		<p>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>	

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>SASM-SCHED3 that are located within the site of the activity.</p>			
<p>2. Activity status where compliance with condition Primary Production Activities (RPROZ-R3(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: RPROZ-AM1. RPROZ-AM2. RPROZ-AM4.</p> <p>b. Assessment matters in the following chapters: TRAN – Transport. LIGHT – Light. NOISE – Noise.</p>	Support	Support RDA activity status	Retain
<p>Activity status where compliance with condition RPROZ-R3(1)(a) is not achieved: DIS</p>	Support	Support Discretionary activity status. This relates to facilities that exceed the 2500m ² GFA.	Retain
<p>Activity status where compliance with condition RPROZ-R3(1)(c) is not achieved: NC</p>	n/a		
<p>RPROZ-R14 Intensive primary production activities (other than commercial boarding and/or breeding of cats, dogs, and other domestic pets)</p>			
<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</p>	Support in part	Provides for intensive primary production activities, subject to conditions.	Retain Rule RPROZ- R14.1 and activity status

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p><i>utilisation associated with intensive primary production activities, from:</i></p> <ul style="list-style-type: none"> <i>i. any Settlement, Rural Lifestyle, Large Lot Residential (Coastal) or General Residential Zone boundary is 500m.</i> <i>ii. from a property boundary is 200m.</i> <p><i>b. Compliance with:</i></p> <ul style="list-style-type: none"> <i>i. RPROZ -S2 [Total Building Coverage];</i> <i>ii. RPROZ -S3 (Height of buildings);</i> <i>iii. RPROZ -S4 (Height in Relation to Boundary);</i> <i>iv. RPROZ -S5 (Setback from Roads and Rail Network);</i> <i>v. RPROZ -S6 (Setback from Neighbours);</i> <i>vi. RPROZ -S7 (Shading of Land and Roads);</i> <i>vii. RPROZ -S8 (Electricity Safety Distances);</i> <i>viii. RPROZ -S9 (Transport);</i> <i>ix. RPROZ -S10 (Light); and</i> <i>x. RPROZ -S11 (Noise).</i> <p><i>c. Compliance with</i></p> <ul style="list-style-type: none"> <i>i. RPROZ -S13 (building restrictions near Waipukurau Aerodrome); and</i> <i>ii. RPROZ -S14 (setback from gas transmission network).</i> <p><i>d. Compliance with RPROZ -S15 (setbacks from National Grid).</i></p> <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> <i>e. Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation.</i> 			

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<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> <ul style="list-style-type: none"> i. RPROZ -AM1. ii. RPROZ -AM2. <p>d. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. 	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> and/or RPROZ-R14(1)(b) is not achieved: RDIS</p>
<p>3. Activity status where compliance with condition RPROZ-R14(1)(c) is not achieved: DIS</p>	Support in part	<p>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</p>	<p>Clarify within the rule and definition if the gas transmission network includes the high and low networks shown on the planning maps.</p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>4. Activity status where compliance with conditions RPROZ -R14(1)(a) and/or RPROZ -R14(1)(d) is not achieved: NC</p>	Oppose	<p>the high and low networks shown on the planning maps, or only the high?</p> <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)<u>(i)</u> and/or RPROZ -R14(1)(d) is not achieved: NC</p>
<i>RPROZ-R19 Industrial activities (other than post-harvest facilities)</i>			
<p>1. Activity Status: NC</p> <p>Where the following conditions are met: N/A</p>	Oppose	<p>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>	<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>
<i>Consequential Rule Change – Insert additional Rules after PRPOZ-R20</i>			
		<p>To provide for rural industrial activities and rural service activities that support primary production activities in the Rural Production</p>	<p>ADD new rule as follows:</p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
		<p>Zone using the same format provided for Post Harvest Facilities.</p>	<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);</u> <u>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>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
			<p>d. <u>Compliance with RPROZ -S15 (setbacks from National Grid).</u></p> <p><u>Matters over which control is reserved:</u></p> <p>e. <u>Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation.</u></p> <p>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></p> <p>g. <u>Methods of disposal of stormwater and wastewater for the activity.</u></p> <p>h. <u>Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-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> <ul style="list-style-type: none"> i. <u>RPROZ -AM1.</u> ii. <u>RPROZ -AM2.</u> iii. <u>RPROZ -AM3.</u>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
			<p>b. <u>Assessment matters in the following chapters:</u></p> <ul style="list-style-type: none"> i. <u>TRAN – Transport.</u> ii. <u>LIGHT – Light.</u> iii. <u>NOISE – Noise.</u> <p>3. <u>Activity status where compliance with condition RPROZ-R20(1)(c) is not achieved: DIS</u></p> <p>4. <u>Activity status where compliance with condition RPROZ -R20(1)(d) is not achieved: NC</u></p>
		<p>To provide for a range of activities that support the rural environment within one planned and coordinated Future Development Area at Oruawharo Road, Takapau involving:</p> <ul style="list-style-type: none"> • Intensive Primary Production activities • Post harvest activities • Dairy processing industry • Independent equipment manufacturing and support, • Rural supply sales • Service Station • Service activities – mechanics, rural contractors, • Solar farms • Commercial activities that support the above, yet do not detract economic vitality from the settlement of Takapau , but enhance it. 	<p>ADD a new rule as follows:</p> <p><u>Rules - PRPOZ -R21 Within Future Development Zone at Oruawharo Road, Takapau the following activities:</u></p> <ul style="list-style-type: none"> a. <u>Intensive Primary Production activities.</u> b. <u>Post harvest activities.</u> c. <u>Industrial activities.</u> d. <u>service activities.</u> e. <u>service station, and</u> f. <u>commercial activities</u> g. <u>Renewable energy activities</u> <p><u>1. Activity Status: Permitted</u></p> <p><u>Where the following conditions are met:</u></p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
			<p>a. <u>Adherence to the Future Development Area plan.</u></p> <p>b. <u>Compliance with:</u></p> <ul style="list-style-type: none"> i. <u>RPROZ -S3 (Height of buildings);</u> ii. <u>RPROZ -S4 (Height in Relation to Boundary);</u> iii. <u>RPROZ -S5 (Setback from Roads and Rail Network);</u> iv. <u>RPROZ -S6 (Setback from Neighbours);</u> v. <u>RPROZ -S7 (Shading of Land and Roads);</u> vi. <u>RPROZ -S8 (Electricity Safety Distances);</u> vii. <u>RPROZ -S9 (Transport);</u> viii. <u>RPROZ -S10 (Light);</u> <u>and</u> ix. <u>RPROZ -S11 (Noise).</u> <p>c. <u>Compliance with</u></p> <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> <p>d. <u>Compliance with RPROZ -S15 (setbacks from National Grid).</u></p> <p><u>2. Activity status where compliance with condition RPROZ-R21(1)(a) is not achieved: RDIS</u></p> <p><u>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</u></p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
			<p>e. <u>Assessment matters:</u> <u>RPROZ-AM1.</u> <u>RPROZ -AM2.</u> <u>RPROZ -AM 4.</u></p> <p>f. <u>Assessment matters in the following chapters:</u> <u>TRAN – Transport.</u> <u>LIGHT – Light.</u> <u>NOISE – Noise.</u></p> <p><u>3. Activity status where compliance with condition RPROZ-R21(1)(c) is not achieved: DIS</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>	<p>Oppose</p>	<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><i>Minimum setback of buildings <u>from a property boundary with an</u> 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>

Attachment 1:

CT showing area subject to a consent notice that protects the recorded archaeological site.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier 965370
Land Registration District Hawkes Bay
Date Issued 29 January 2021

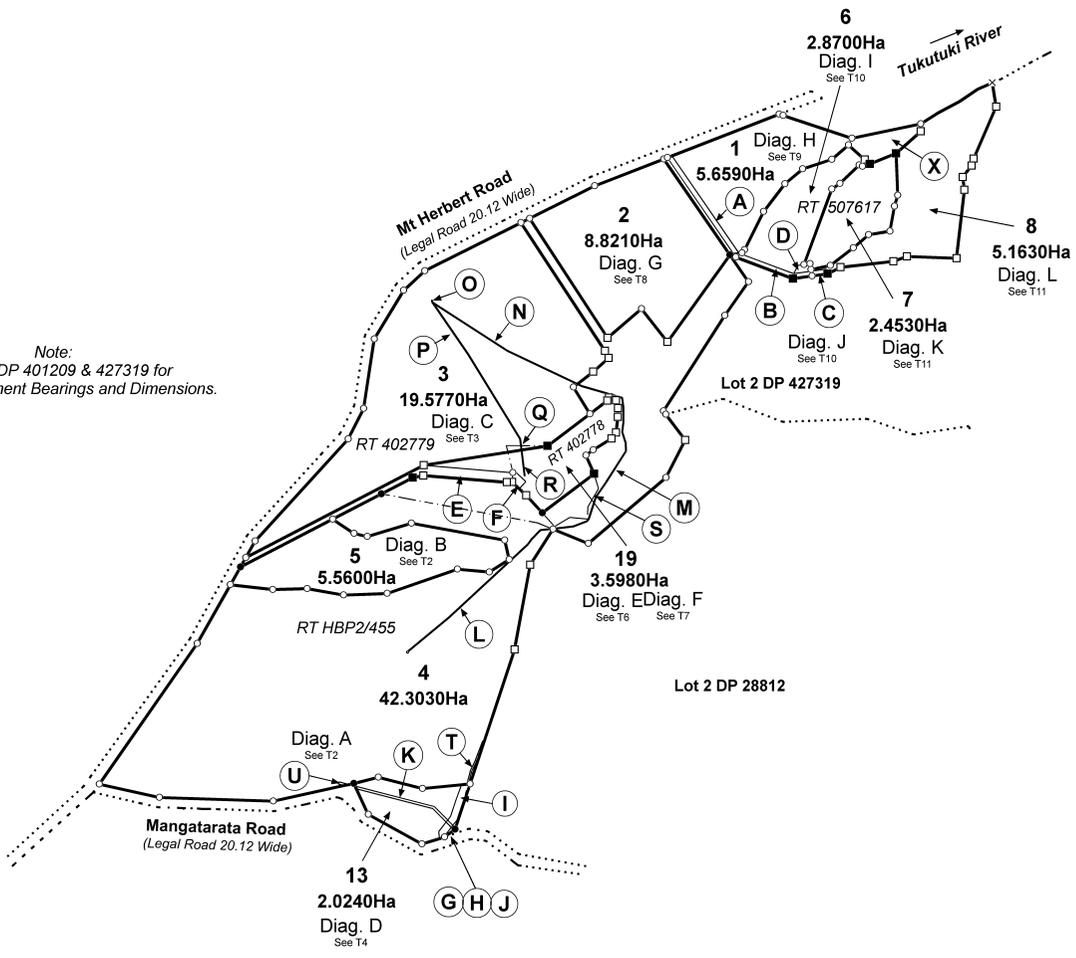
Prior References
507617

Estate Fee Simple
Area 5.6590 hectares more or less
Legal Description Lot 1 Deposited Plan 554782

Registered Owners
Te Mata Mushroom Land Company Limited

Interests

8401841.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.4.2010 at 3:34 pm
Subject to a right of way over part marked A on DP 554782 created by Easement Instrument 8401841.5 - 22.4.2010 at 3:34 pm
The easements created by Easement Instrument 8401841.5 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way (in gross) over part marked A on DP 554782 in favour of Trustees of the Rotary River Pathways Trust created by Easement Instrument 11272558.2 - 5.2.2019 at 12:04 pm
11635827.3 Mortgage to Westpac New Zealand Limited - 13.12.2019 at 8:53 am
11635827.5 Mortgage to Due North Limited Partnership - 13.12.2019 at 8:53 am
11988046.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.1.2021 at 9:03 am
Subject to a right of way and a right to convey electricity, and telecommunications over part marked A on DP 554782 created by Easement Instrument 11988046.5 - 29.1.2021 at 9:03 am
Some of the easements created by Easement Instrument 11988046.5 are subject to Section 243 (a) Resource Management Act 1991 (See DP 554782)
Land Covenant in Covenant Instrument 11988046.6 - 29.1.2021 at 9:03 am



Note:
Refer to DP 401209 & 427319 for
adopted easement Bearings and Dimensions.

RM 190134
5122 Te Mata Mushroom Company Ltd

T 1/11

Land District: Hawkes Bay
Digitally Generated Plan
Generated on: 16/02/2021 09:32am Page 5 of 15

LOTS 1 - 8, 13 & 19 BEING A SUBDIVISION OF LOT 1 DP 22481, LOTS 1 & 2
DP 401209 AND LOT 1 DP 427319

Surveyor: Sam Henry Hartree
Firm: Surveying The Bay Ltd (Hastings)

Title Plan
LT 554782
Approved on: 16/02/2021