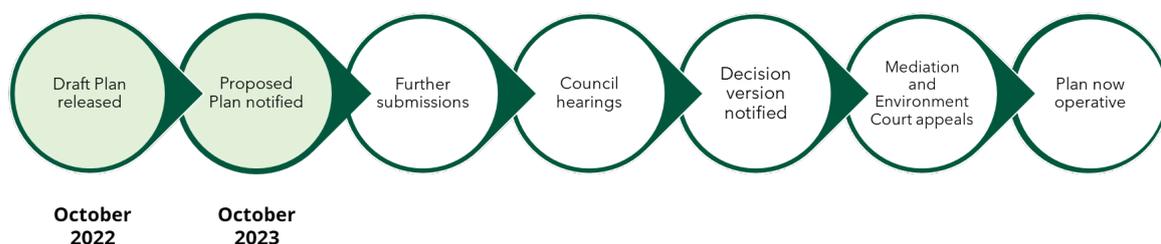


# Wairarapa Combined District Plan

## Masterton, Carterton and South Wairarapa District Councils | December 2023

### What is the Wairarapa Combined District Plan?

Masterton, Carterton and South Wairarapa District Councils have a joint district plan, prepared under the Resource Management Act, to manage the effects of land use. District plans need to be updated every ten years, and the Wairarapa Combined District Plan is undergoing that process now.



### Key provisions

- **Highly productive land:** The combined plan is implementing the National Policy Statement for Highly Productive Land, which means that LUC I-III soils in the rural zone are protected from inappropriate subdivision, use and development.
- **Martinborough Soils Overlay:** In addition to highly productive land, the proposed plan protects LUC IV or higher soils that have characteristics that make them particularly suitable for orchards or vineyards.
- **Seasonal worker accommodation:** The rules, as proposed by the councils, allow one seasonal worker accommodation building per site without a resource consent. More seasonal worker accommodation buildings could be constructed with resource consent based on the labour needs of the business. HortNZ sought a more precise rule that enables accommodation while recognising that national direction for its form and size already exists, so strict district rules are unnecessary.

## Summary of HortNZ submission

Notified Provisions	Summary of HortNZ's submission
Definitions	We proposed new definitions for ancillary rural earthworks, artificial crop protection structure, crop support structure, greenhouse, reverse sensitivity and rural environment.
Natural Hazards	The proposed provisions include buildings for primary production activities and rural industry activities in the "potentially hazard sensitive" category, which would place some restrictions on their operation in flood-prone areas. HortNZ recommended that these activities are "less hazard sensitive" because they pose less risk to human life than urban or residential activities, and it is more efficient for supporting activities to be able to locate near primary production.
Biosecurity	HortNZ sought amendments to provisions throughout the plan to allow for burying infected material for biosecurity purposes when needed under the Biosecurity Act 1993.
Noise	<p>HortNZ supported provisions for audible bird scaring devices and sought to clarify that their operating hours include ½ hour before sunrise and ½ hour after sunset.</p> <p>Our submission sought that residential dwellings within 300 m of a frost fan on neighbouring properties should have appropriate noise-reducing insulation to prevent reverse sensitivity effects.</p>
General Rural Zone	The proposed plan has a generally permissive attitude toward viticulture that we seek to be extended to horticulture, as a similar activity.
Seasonal Worker Accommodation	<p>HortNZ supported a specific rule to enable seasonal worker accommodation but sought amendments to delete restrictions on the number of buildings and to recognise the Code of Practice for Able Bodied Seasonal Workers, published by the Department of Building and Housing 2008.</p> <p>We also sought that seasonal worker accommodation is not limited by highly productive land provisions, since it is a supporting activity for primary production.</p>
Greenhouses	HortNZ sought a definition and permitted activity rule to make sure greenhouses are not caught by restrictive building provisions.
Setbacks	HortNZ sought minimum setbacks of 30m from the boundary of the General Rural Zone for lifestyle blocks or future urban development to prevent reverse sensitivity effects.

## WHERE TO GO FOR MORE INFORMATION

- [Wairarapa Combined District Plan website](#)
- Keep an eye on [HortNZ's website](#)
- HortNZ contact: Emily Levenson, [emily.levenson@hortnz.co.nz](mailto:emily.levenson@hortnz.co.nz)