

SUBMISSION ON

Proposed Timaru District Plan

15 December 2022

To: Timaru District Council

Name of Submitter: Horticulture New Zealand

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OVERVIEW

Submission structure

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Our submission

Horticulture New Zealand (HortNZ) thanks Timaru District Council for the opportunity to submit on the Proposed District Plan and welcomes any opportunity to continue to work with Timaru District Council and to discuss our submission.

HortNZ could not gain an advantage in trade competition through this submission.

HortNZ wishes to be heard in support of our submission and would be prepared to consider presenting our submission in a joint case with others making a similar submission at any hearing.

The details of HortNZ's submission and decisions we are seeking from Council are set out later sections of our submission.

HortNZ's Role

Background to HortNZ

HortNZ represents the interests of approximately 5,500 commercial fruit and vegetable growers in New Zealand who grow around 100 different fruit, and vegetables. The horticultural sector provides over 40,000 jobs.

There is approximately, 80,000 hectares of land in New Zealand producing fruit and vegetables for domestic consumers and supplying our global trading partners with high quality food.

It is not just the direct economic benefits associated with horticultural production that are important. Horticulture production provides a platform for long term prosperity for communities, supports the growth of knowledge-intensive agri-tech and suppliers along the supply chain; and plays a key role in helping to achieve New Zealand's climate change objectives.

The horticulture sector plays an important role in food security for New Zealanders. Over 80% of vegetables grown are for the domestic market and many varieties of fruits are grown to serve the domestic market.

HortNZ's purpose is to create an enduring environment where growers prosper. This is done through enabling, promoting and advocating for growers in New Zealand.



HortNZ's Resource Management Act 1991 Involvement

On behalf of its grower members HortNZ takes a detailed involvement in resource management planning processes around New Zealand. HortNZ works to raise growers' awareness of the Resource Management Act 1991 (RMA) to ensure effective grower involvement under the Act.



Submission

1. Horticulture in Timaru

There are approximately 30 existing commercial growing operations in the Timaru District. These include a variety of both fruit and vegetable crops. Crops grown include; strawberries, potatoes, carrots, peas, onions, blackcurrants, redcurrants, brassica, cherries, pumpkin, lettuce, corn, garlic, apples, pears, stone fruit, raspberries, and asparagus.

Most of the growing in the Timaru District are located within or close to the townships of Pleasant Point, Temuka, Arundel, Seadown, Pareora, Geraldine, Orari, Winchester, Clandeboye, Rangitata, and Levels.

Attractive environmental conditions are encouraging significant change and expansion in growing systems in the District which is likely to lead to an increase in the growing footprint, changes in crop type, jobs and economic growth. Timaru District will increasingly become an important component of New Zealand's domestic food production system and export earner.

Supporting the wide variety of growing operations, both for fresh consumption and for processing¹ in the Timaru district, there are a number of regionally/nationally significant vegetable processing facilities in the Timaru District such as McCains potato processing² and JPNZ juice processors³. These facilities are strategically located to serve this important food producing district and surrounding regional production systems.

2. Proposed District Plan

HortNZ is generally supportive of the Proposed Timaru District Plan and recognises that Timaru District Council has adapted the proposed plan as a result of feedback to the draft plan to which HortNZ was a collaborator. The plan as now proposed better recognising and addressing the particular resource management issues for food production systems.

2.1.1. FUTURE DEVELOPMENT ZONES

HortNZ notes that the Proposed District Plan indicates the Future Growth Zones are on LUC Classes 1-3 and HortNZ believe this land should be maintained for primary production.

Brough's Gully Development areas on land class 1-3 land. Also intensifies residential area right up to border with rural activities. Oppose development in this area due to land class. Any developments must have adequate reverse sensitivity management in place such as 30m set-backs and provisions to ensure primary production can occur.

¹[Pye Group Cropping & Grazing | Pye Group - Mid and South Canterbury, New Zealand](#)

²[McCain Foods \(NZ\) Limited - Timaru | PotatoPro](#)

³[About Juice Products New Zealand \(JP-NZ\)](#)

Gleniti residential development area - Class 3 land. Intensifies residential area. Any developments must have adequate reverse sensitivity management in place such as 30m set-backs and provisions to ensure primary production can occur.

Washdyke Industrial Development Area Plan - planning for development to go on LUC 2 - 3 land on outskirts of Washdyke. Extends an existing industrial area. Does capture some rural area potentially horticultural land.

Temuka North West Residential Development Area - This future development zone is on LUC class 2 land and appears to include some rural properties. The area indicated will abut a high hazard area. A natural feature will be used as a border (the river)
HortNZ would still encourage use of set backs and clear provisions to manage potential reverse sensitivity effects.

3. Protection of Highly Productive Land

The NPS HPL came into effect 17 October 2022. The NPS HPL requires Highly Productive Land to be mapped and considered. The NPS HPL requires this to be done by Regional Councils in collaboration with District Councils⁴. As soon as practical and no later than 3 years from 17/10/2022. The mapped HPL will then be notified in a proposed regional policy statement (via Schedule 1 process) and when operative, a territorial authority is to include the areas of HPL in its district plan (s55(2)). Until that time, Highly Productive Land is deemed to be LUC 1, 2, 3 (c3.5(7)).

The Proposed Timaru District Plan has mapped and provided a policy response to LUC classes 1-2 on the basis this would extend the approach of the Operative Plan with less risk (a) to the resource or (b) of being inconsistent with the developing NPS HPL at that time. HortNZ consider that the approach can be extended to LUC 3 and remain consistent with the NPS HPL.

3.1. Food security and the values of highly productive land

Land is a finite resource that needs to be managed to meet the needs of people now and the needs of future generations. In our view, sustainable food production is the primary value associated with this resource. Urban and lifestyle development within horticultural areas results in increasing pressure on crop rotations, restricting orchard expansion, increasing land prices, and increasing social tension due to complaints from neighbours about horticultural activities. These pressures threaten the productivity of land, and the ability of land to produce food.

We seek policies (consistent with the NPS-HPL) to manage ad-hoc urban and lifestyle development to maintain highly productive land resource for future generations.

There is a general assumption that New Zealand is the land of plenty, and we will always have enough locally grown food to feed our population, supplemented by imported food where there is demand. However prime fruit and vegetable growing land is being squeezed by rapid growth in a number of areas.

Current projections around New Zealand's expected population increase and annual food volumes available for consumption in New Zealand show that domestic vegetable supply will not be able to sustain our future population consumption needs.

It is not just the competition for land, urban populations compete for limited water resources with highly productive uses. Without water, the productive capacity of the land is greatly reduced.

The NPS HPL was published 20 September 2022, and while we welcome this as a necessary policy tool to provide clear direction on the way highly productive land is managed, it does present some challenges and questions about how some aspects of Horticulture are addressed:

- In addition to individual grower packing shed activities, post-harvest facilities are required to be located in close proximity to horticultural operations. These facilities provide for the full range of services required for post-harvest activity including washing, preparation, packing, cool storage and

⁴ 3.4 Mapping Highly Productive Land [National Policy Statement For Highly Productive Land 2022](https://environment.govt.nz/national-policy-statement-for-highly-productive-land-2022/) (environment.govt.nz)

distribution of produce on behalf of multiple growers. Time is a critical factor for quality and processing of fresh produce. As soon as produce is harvested the count down on its shelf-life for a consumer begins. These activities are a necessary supporting activity to horticultural production, and they are often located on LUC 1-3 near where the produce is grown. Many of these facilities are long-established, servicing nearby horticultural enterprises, and have built up networks of suppliers, and their labour force, over a long period. In order to support the overall productivity of HPL, it may be desirable if new enterprises relocate on other land, however by locational need and that relationship with surrounding food producing areas this is not always the best outcome to support a production system.

- The NPS HPL also raises the question of where activities such as non-soil reliant greenhouse production should be appropriately located. Ideally, all greenhouse production sites need to be located near established horticultural areas, near distribution and transport networks, horticultural support services and infrastructure such as packhouses and near larger population areas. As with other types of horticultural production, these growers are producing fresh produce for consumption and access to markets and networks is key. Consideration needs to be given for where these soil and non-soil reliant primary production activities will be located.

The above points are important to consider in the wider context of food security, resource availability and water quality.

The horticultural industry has plans and potential to expand in the Timaru district. Currently, some produce grown in Timaru is transported to other areas such as Tasman, for packing. It is anticipated that many of these post-harvest facilities will need to be located closer to Timaru growers to support expansion in the horticultural industry. HortNZ sees the need to enable horticultural support infrastructure through the district plan.

What is important in our view, is that urban development and productive land are considered together to provide a planned approach so new urban areas are designed in a manner that protects the productive capacity of highly productive land both now and for future generations. We are particularly concerned about reverse sensitivity pressures on growers.

3.2. Reverse Sensitivity

HortNZ is supportive of the inclusion of a definition of reverse sensitivity in the proposed Timaru District Plan. Clear policies to support the definition help to manage reverse sensitivity and enable primary production are important tools to ensure the productive capacity of the rural area is maintained. This is a relevant issue for HPL as per Policy 9 but also relevant to all areas of primary production.

Issues of reverse sensitivity arise when urban development abuts rural land, and occupants of those urban properties complain about the effects of an existing lawfully established activity. Reverse sensitivity is a key issue for growers in Timaru and across the country, as urban and lifestyle developments continue into the peri-urban zone.

We seek that Councils recognise the potential for reverse sensitivity effects in their plans and provide a robust framework to ensure that activities are appropriately located and potential for reverse sensitivity is avoided. Rural farming practices that may impact on people are normal and accepted practices that are found in the rural environment. Many intensive agricultural/ horticultural production activities are located in the rural area of the region/ district, where farm management practices, such as general use of farm machinery on and off-farm, the application of agrichemicals, pumping water for crop irrigation, use of frost fans and bird scarers, and harvesting of crops occur at various times including at night, at weekends and on 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.

Avoiding reverse sensitivity effects should be included as part of high-quality development. Primary production activities should not be constrained by reverse sensitivity effects. A recognition of the potential for reverse sensitivity is important to horticulture as often new landowners in the rural area are unaware of the types of activities that can occur as part of rural production. Activities of short duration or seasonal nature also generate noise and other effects that can disturb noises. Although they do not occur all year round, there needs to be provisions that ensure new development locating near such activities recognises and accepts the prevailing rural working production environment of the rural area.

3.3. Climate change adaptation

The contribution New Zealand makes to global food security, like our contribution to emissions, is relatively small. However, improving the global food system so it contributes more to the health of people, and less to climate change, requires global action.

The measure of New Zealand's success in adapting our food production system in a way that contributes to global efforts to reduce global warming, will be to reduce the overall carbon intensity of New Zealand's food production, by changing, but not reducing our production.

Horticulture, and in particular fruit for export, presents an opportunity for current and future generations to produce more food in New Zealand with much lower emissions than animal agriculture. The expansion of vegetable rotations and fruit presents an opportunity for pastoral farmers to diversify their land uses and reduce their greenhouse gas emissions.

The Climate Change Commission's recently released advice to Government on emissions budgets and direction for the first emissions reduction plan (2022-2025) assumes in their 'demonstration path' land use change to horticulture at a rate of 2,000 ha per year from 2025. Under alternative scenarios (such as where EV uptake is less, there are less on-farm reductions in emissions) this increased to an additional 3,500 ha per year from 2021.⁵

There are barriers to expansion of horticulture. While there is potentially 1,000,000 ha of land with a suitable soil and climate for horticulture, not all of this land has the necessary infrastructure or water availability to realise its potential productive capacity at this time. Often this land is located in the peri-urban, where there is direct competition for land from urban and lifestyle block development. Policies to manage ad-hoc urban and lifestyle development are essential to maintain highly productive land resource for the future.

⁵ <https://www.climatecommission.govt.nz/our-work/advice-to-government-topic/>

It is likely with climate change that there will be an increase in significant weather events and growers will look to ways to ensure they can achieve successful harvest of crops planted. This maybe with the increased use of artificial crop protection structures, production under cover, or an increase in covered crop production including non-soil reliant greenhouses.

It is important to note that depending on the crop and operation, the minimum economically viable unit for a horticultural property can be much smaller than other types of primary production.

4. Providing for horticultural activities in the rural environment

4.1 Seasonal Worker Accommodation

Seasonal worker accommodation provides for temporary and often communal living arrangements; it is quite distinct from permanent worker accommodation which might support a full-time employee and their family. It is a definable activity that requires a specific resource management response to reflect the nature of the activity. Accommodating seasonal workers in appropriate accommodation near their places of employment is more efficient for the horticulture industry, than accommodation that will need to be found further afield and workers will be required to commute.

The district plan will provide a planning framework for the community for at least the next decade and HortNZ is supportive of the inclusion of a definition for seasonal workers accommodation in the proposed Timaru District Plan.

Several district plans have taken the approach of providing for such facilities based on a concept of shared kitchen and ablution facilities and separate sleeping quarters. This type of facility is cost efficient and adequately provides for seasonal accommodation.

4.6 Noise

Rural environments are working rural production areas and should not be portrayed as quiet. Noise does occur in those areas, sometimes on an intermittent basis. Ensuring adequate setbacks of dwellings from horticultural properties is an important part of minimising the potential for reverse sensitivity complaints.

If rural noise standards are being considered, the following factors should be incorporated:

- Rural activities in rural areas should not be subject to urban standards for noise as it will curtail rural productivity
- Daytime noise controls should be effective seven days per week – not limited to Monday to Friday as primary production activities are not limited Monday to Saturday
- Noise standards in rural zones should be at least 55 LAeq to ensure that any assessment against the permitted baseline represents the normal rural environment
- An exemption should be provided for some rural production activities that are not able to be controlled by noise standards such as frost fans and audible bird scaring devices. Such a provision is included in most district plans, such as Whakatane and Western Bay of Plenty and an example is provided below.

The example below has a similar effect to sections 326-328 of the RMA.

Exemption from noise standards

Subject to best practicable option being adopted the following activities are exempt from complying with noise standards:

- Rural production activities, including agricultural and horticultural vehicles and equipment; aircraft used for agricultural and horticultural purposes; and portable equipment (excluding portable sawmills and frost protection fans and audible bird scaring devices) associated with agricultural and horticultural activities such as: spraying, harvesting,
- Livestock

In the draft plan, frost fans and audible bird scaring devices are a permitted activity if they meet noise requirements and operate within certain times.

Frost Fans

A frost fan is essentially a steel tower with a rotating fan near the top. Frost fans are expensive pieces of equipment that growers invest in to provide a means of protecting their crops if frosts occur. Frost fans cost money to operate and need to be supervised while in operation. They are generally operated during the very early hours of the morning and therefore growers certainly do not operate them unnecessarily. Growers need to be able to operate them if temperatures drop below the critical threshold for their crop

HortNZ seeks new rules to provide for the use of frost fans in the Timaru District. Some horticultural operations rely on the use of frost protection such as frost fans, to protect crops during the early Spring - Summer period when fruit development is susceptible to the effects of frost.^{6 7} HortNZ recently commissioned a review of frost fan provisions in different areas of New Zealand and has made recommendations for rules to be included in the Timaru District Plan based on this.⁸

Audible bird scarer devices

A bird scarer is a noise emitting device being used for the purpose of disturbing or scaring birds and can include a gas gun, avian distress alarm, or firearm when being used specifically for bird scaring. This is a necessary part of horticulture to protect the crop ready for harvest as birds can destroy an entire crop if not managed.

It is important to understand that audible bird scarers are used for a limited period of the year. They are not used year-round.

HortNZ supports the proposed definition and seeks less restrictive operating rules as outlined in the table below.

4.2 Artificial Crop Protection Structures (ACPS) and Crop Support Structures (CSS)

⁶⁶ [Establishing and operating a sweet cherry orchard in Central Otago. | Rural Leaders](#)

⁷ [Review-of-District-Plan-Frost-Fan-Provisions-2022.pdf \(hortnz.co.nz\)](#)

⁸ [Review-of-District-Plan-Frost-Fan-Provisions-2022.pdf \(hortnz.co.nz\)](#)

Artificial Crop Protection Structures (ACPS) are structures that use permeable materials to cover and protect crops and are now essential for horticulture production of some crops.

Crop Support Structures (CSS) extend to a variety of structures upon which various crops rely for growth and support and are positioned and designed to direct growth to establish canopies. They include 'A', 'T' and 'Y' frames, pergolas and fences.

Land use controls imposed by district plans have the most direct impact on the resource management regulatory framework for CSS and ACPS. It is here that growers typically have interaction and issues with the regulatory authority. HortNZ has experienced inconsistency in how these structures are controlled under 'generic' building or structure rules, due to the broadness of these definitions (and ensuing uncertainty in whether they are a building or not). Often then being caught by controls such as - yard setbacks, height limitations, height to boundary controls, building coverage limitations, impervious surface limitations, amenity controls (colour, reflectivity) etc. - which are not always relevant.

The National Planning Standards now define building. We note the following commentary from the Ministry for the Environment's 'Recommendations on Submissions Report for the first set of National Planning Standards' for 2I Definitions Standard⁹:

"It was considered that any exclusion for a permeable roof could result in a loophole in the definition. Is a roof that leaks a permeable roof? How impermeable would it need to be to qualify? This could make it difficult for compliance and enforcement purposes. We consider that it would be better for the plan provisions (rather than the building definition) to clearly enable crop protection structures or other similar structures if this is the desired outcome" (pg. 52)

In light of this, HortNZ has submitted seeking that a specific definition is provided for CSS and ACPS so that a specific, clear and appropriate rule framework can be applied which includes a permitted activity rule for ACPS in the GRUZ.

Several district plans around the country specifically provide provisions for ACPS (including for example Whangarei, Auckland, Opotiki, Western Bay of Plenty, Whakatane, Hastings, Tasman) to achieve the clarity signalled by MfE above.

4.3 Shelterbelts

Shelterbelts are part of primary production activities and assist in realising productive potential. They are an important mechanism for growers by providing shelter from wind and prevent agrichemical spray drift. Shelterbelts are also a mechanism that can reduce the potential for reverse sensitivity complaints as there is barrier between the primary productive activity and adjoining properties.

Shelterbelts play an important role in providing protection from wind and also mitigating spray draft and are generally necessary on a boundary for some crops. HortNZ seeks amendments to the definition of shelterbelt to recognise the importance of mitigating spray drift.

⁹ <https://environment.govt.nz/publications/2i-definitions-standard-recommendations-on-submissions-report-for-the-first-set-of-national-planning-standards/>

4.4 Earthworks

The industry requires several supporting activities and infrastructure to enable on-going operation and development. HortNZ seeks an approach to provide for ancillary rural earthworks. There is a need to provide for 'day-to-day' activities that are integral to productive land use in the rural zone.

Ancillary rural earthworks are the disturbance of soil, earth or substrate land surfaces ancillary to farming that includes:

- Land preparation and cultivation (including establishment of sediment and erosion control measures), for planting and growing operations and harvesting of agricultural and horticultural crops (farming)
- Burying of material infected by unwanted organisms as declared by Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993
- Irrigation and land drainage
- Maintenance and construction of facilities, devices and structures typically associated with farming activities including but not limited to farm tracks, driveways and unsealed parking areas, stock races, silage pits, farm drains, farm effluent ponds, and feeding lots, fencing, crop protection and sediment control measures.

HortNZ has developed a code of practice for erosion and sediment control to provide guidance at an industry level for cultivation of vegetables crops (Horticulture New Zealand Code of Practice 'Erosion and Sediment Control Guidelines for Vegetable Production' (June 2014¹⁰). We also note that Farm Environment Plans also assist in managing day-to-day activity and are requirements at a regional level in some catchments and coming through at a national level - this lessens the need for regulation at a district plan level.

4.1. Light

Artificial light and lighting are essential for health, safety and security purposes. Many horticultural activities are dictated by weather patterns and seasonal needs. Spraying, for example, needs to occur when there is no wind, no rain forecast. This can mean that spraying activities often need to occur later at night or in the early hours of the morning.

The light provisions indicated in the plan do not enable a safe working environment in the rural area. Growers are responsible operators who need to consider many factors when needing to conduct operations at night. Health and safety of staff, impacts on neighbours and security are all relevant matters to consider.

¹⁰ <https://www.hortnz.co.nz/assets/Compliance/Erosion-and-Sediment-Control-Guidelines-for-vegetable-production-v1.1.pdf>

Submission Table for Proposed Timaru District Plan

Without limiting the generality of the above, HortNZ seeks the following decisions on the Proposed Timaru District Plan, as set out below, or alternative amendments to address the substance of the concerns raised in this submission and any consequential amendments required to address the concerns raised in this submission.

Additions are indicated by underline, and deletions by ~~strikethrough text~~.

Provision	Amend /Support/ Oppose	Reason	Decision sought
PART 1 INTRODUCTION AND GENERAL PROVISIONS			
INTRODUCTION			
Description of District	Support / Amend.	<p>The description of the district provides an accurate explanation of settlement patterns, growth and development in Timaru and introduces the particular issues affecting rural areas i.e. loss of highly productive land to inappropriate subdivision and land use, land fragmentation and reverse sensitivity.</p> <p>This narrative is further accurately developed in the specific description of Timaru's rural areas.</p>	<p>Retain 'Description of the District - Settlement Patterns, Growth and Development' as proposed.</p> <p><i>Furthermore, the district contains a large proportion of high-class productive, or versatile, soils <u>highly productive land</u>. These are the soils classified as Class 1 to 2 under the Land Use Capability (LUC) classification system and <u>This is land identified as Land Use Capability Call 1, 2, or 3, as mapped by the NZ Land Resource Inventory or by more detailed mapping using the Land Use Capability classification system and are highly productive for a range of primary</u></i></p>

Provision	Amend /Support/ Oppose	Reason	Decision sought
		<p>With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7) and the plan should align with that definition.</p>	<p><i>industries. These soils This Land tends to be concentrated around townships and urban areas because towns were historically established in areas where the resources supported agriculture and growth. As a result, urban sprawl and changes in land use on the fringe of urban areas can reduce the availability of versatile soils Highly Productive Land for productive uses.</i></p>
INTERPRETATION			
Definitions			
Ancillary rural earthworks	Support in part	<p>HortNZ supports the plans approach to ancillary rural earthworks and the specific provision for earthworks that might be associated with a biosecurity response for unwanted organisms.</p> <p>The definition refers to farming activities which are not defined.</p>	Amend the definition of ancillary rural earthworks to use the term primary production activities rather than farming.

Provision	Amend /Support/ Oppose	Reason	Decision sought
Artificial crop protection structures	Support	These are distinct structures which can require a different management approach.	Retain definition.
Bird scaring device	Support	Support the definition proposed.	Retain definition Except add 'and' between gas guns and avian distress alarms.
Crop support structures	Support	HortNZ supports the proposed definition.	Retain definition.
Frost fan	New	The plan should include provisions for frost fans, including a definition.	Frost fans means a land-based device designed or adapted to mitigate frost damage by fanning warmer air over potentially frost-affected surfaces, and includes any motive source, the support structure and power source.
Greenhouses	New	A definition of greenhouse is sought for clarity.	Greenhouse means a totally enclosed impermeable structure where plants are grown in a controlled environment.
Hazardous facility	Oppose in part	The definition of hazardous facility is relevant to HS-R1. The mixing and application of hazardous substances for pest control should not be limited to	Amend definition of hazardous facility: Delete 'on site' from clause 8 Amend clause 3 by deleting 'land-based' and 'which are not located in a drinking water'

Provision	Amend /Support/ Oppose	Reason	Decision sought
		<p>'the site' as defined in the plan. Mixing may occur at a mixing point, but application is on land other than 'the site'.</p> <p>Land based primary production is not defined in the Plan, but 'primary production' is. Clause 3 should refer to 'primary production'.</p> <p>Also 'which are not located in a drinking water'</p> <p>Agrichemicals should be stored in accordance with NZS8409:2021 to ensure that they are safely stored.</p>	<p>Add an additional exclusion:</p> <p>9. agrichemicals used, stored and disposed of in accordance with NZS8409:2021 Management of Agrichemicals</p>
Impervious surface	Support	Support the exclusion in the definition of permeable crop protection cloth.	Retain definition.
Intensive primary production	Amend	To assist interpretation and administration of the plan it would be improved by noting a specific exclusion for greenhouses.	<p>Amend the definition of Intensive primary production:</p> <p><i>Intensive indoor primary production</i></p> <p>means any activity defined as <i>intensive indoor primary production</i> or <i>intensive</i></p>

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<u><i>outdoor primary production and excludes greenhouses.</i></u>
Light sensitive area	Support in part	Primary production activities are anticipated in the Rural Lifestyle Zone so it should not be classed as a light sensitive area as primary production activities can generate light as part of activities such as harvesting.	Delete Rural Lifestyle Zone from the definition of light sensitive area.
Maintenance	Support	The definition of maintenance excludes any <u>upgrading</u> or expansion or <u>replacement</u> of the existing object.	Retain definition.
Major hazard facility	Support	The definition of major hazard facility is supported.	Retain definition.
Natural Hazard Sensitive Activities	Support	Support a definition that focuses on habitable buildings to define a natural hazard sensitive activity.	Retain definition.
Noise sensitive activity	Support	The noise sensitive activity should be the buildings used for the activity, not open area around the building.	Retain definition.

Provision	Amend /Support/ Oppose	Reason	Decision sought
Permanent Workers Accommodation	Support	Worker accommodation is necessary to enable horticultural activity.	Retain definition.
Potentially contaminated land	Support in part	The definition is very broad and should only include sites which are known to have had an activity undertaken on them	Amend definition of potentially contaminated land by deleting 'or is more likely than not to have been'
Post-harvest facilities	New	A definition of post-harvest facility.	<p>Add new definition:</p> <p><u>Post-harvest facility</u></p> <p><u>Building operated by any number of growers and used for the storage, packing, 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 all activities that are an integral aspect of post-harvest operations.</u></p> <p><u>Includes:</u></p> <ul style="list-style-type: none"> <u>• use of the site for the collection and distribution of horticultural products;</u>

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<ul style="list-style-type: none"> • <u>slicing and dicing agricultural products in preparation for distribution to retail outlets, including the disposal of associated waste material from these activities;</u> • <u>preparation and shrink-wrapping horticultural products in preparation for distribution to retail outlets;</u> • <u>collection and distribution of agricultural products including the cross loading of trucks used in the collection and delivery of horticultural products; and</u> • <u>the on-site servicing and maintenance of vehicles and equipment associated with the activities.</u>
Primary production	Support	Support the use of this term.	Retain definition.
Regionally significant infrastructure	Support in part	Clause f) refers to the electricity transmission network. This is the National Grid, and it would be clearer if that term was used.	Amend definition of regionally significant infrastructure f) to 'The National Grid'

Provision	Amend /Support/ Oppose	Reason	Decision sought
Reverse sensitivity	Support	HortNZ supports inclusion of a definition for reverse sensitivity.	Retain definition.
Rural airstrip	New	The term rural airstrip is used in the rules but not defined.	<u>Add a new definition:</u> <u>Rural airstrip:</u> <u>means any defined area of land intended or designed to be used, whether wholly or partly, for the landing, departure, movement, or servicing of aircraft in the rural area</u>
Rural industry	support	The National Planning Standard includes a definition for rural industry which is useful to differentiate between industrial activities and those which are aligned with primary production.	Retain definition.
Rural Produce Manufacturing	Support	Support a definition for Rural Produce Manufacturing.	Retain definition.
Seasonal workers accommodation	Support	Support the definition and not that it refers to 'post-harvest facility' which should be defined.	Retain definition.
Sensitive activity	Support / Amend	The definition of sensitive activities does not include the full range of activities.	Amend definition <i>means:</i>

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<ul style="list-style-type: none"> • <u>Residential units</u> • <u>Residential activities</u>; • Education facilities and <u>preschools</u>; • Guest & <u>visitor accommodation</u>; • <u>Residential visitor accommodation</u> • <u>Health care facilities</u> which include accommodation for overnight care; • Hospitals; • <u>Supported residential care activity</u> • <u>Recreation activities</u> • Marae (<u>building</u> only); or • <u>Place of assembly</u>.
Shelterbelt	Support	Support the inclusion of a definition of shelterbelt while noting that it is not good practice to include controls in the form of a standard within a definition i.e. the 30m width control.	Retain definition for shelterbelt.

Provision	Amend /Support/ Oppose	Reason	Decision sought
Special audible characteristic		The National Planning Standard has a definition for special audible characteristics which is relevant when assessing sound from frost fans. It is appropriate that the definition is included in the Plan.	Retain definition
Versatile soil	Amend	With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7) and the plan should align with that definition.	Amend definition as follows: Versatile soil <u>Highly productive land</u> <u>Means land identified as Land Use Capability Call 1, 2, or 3, as mapped by the NZ Land Resource Inventory or by more detailed mapping using the Land Use Capability classification system</u>
Wetland	Amend	The NPSFM 2020 includes a definition for natural wetland - this is the definition used in the NESFM 2020 which includes rules managing activities in and near natural wetlands - using the same definition would provide a consistent approach.	Amend to include a definition of Natural Wetland consistent with the NPSFM 2020.
NATIONAL DIRECTION INSTRUMENTS			
National Policy Statements and New Zealand Coastal Policy Statement			

Provision	Amend /Support/ Oppose	Reason	Decision sought
National Policy Statements and New Zealand Coastal Policy Statement	Amend	With the NPS-HPL coming into effect on 17 October 2022, the plan is required to refer to and give effect to this national direction instrument.	<p>Amend National Policy Statements and New Zealand Coastal Policy Statement:</p> <p><i>National policy statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the RMA's policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by regional policy statements and plans. Consent authorities must also have regard to NPSs and the NZCPS when making decisions on resource consent applications, alongside other considerations.</i></p> <p><i>The following table provides an overview of whether a review of the Timaru District Plan has been undertaken in relation to the NPSs and the NZCPS.</i></p> <p><u><i>National Policy Statement for Highly Productive Land 2022.</i></u></p>
PART 2 - DISTRICT WIDE MATTERS			

Provision	Amend /Support/ Oppose	Reason	Decision sought
STRATEGIC DIRECTION			
SD-Strategic Direction			
SD-O1 Residential Areas and Activities	Support	Support the strategic direction approach to residential areas and activities that is centres based and limits rural lifestyle development.	Retain SD-O1
Objective SD-O3 Climate Change	Support / Amend	Support an objective that seeks to enable adaption to climate change while noting this should reference to community and activities.	Amend SD-O3 <i>The <u>effects</u> of climate change are recognised and an integrated management approach is adopted, including through:</i> <ul style="list-style-type: none"> i. <i>taking climate change into account in <u>natural hazards</u> management;</i> ii. <i>enabling the community <u>and activities</u> to adapt to climate change;</i> iii. <i>encouraging efficiency in urban form and settlement patterns.</i>

Provision	Amend /Support/ Oppose	Reason	Decision sought
Objective SD-O8 Infrastructure	Support	The strategic direction for infrastructure, in particular clause iv) is supported.	Retain SD-O8
Objective SD-O9 Rural Areas	Support / Amend	<p>Support the scope of SD-O9 and the outcomes it seeks to achieve and in particular:</p> <ul style="list-style-type: none"> • Enabling a range of primary production activity. • Protecting highly productive land. • Managing adverse effects of intensive activities and sensitive activities. • Avoiding activities with no functional or operational need to locate in rural areas. • Identifying and maintaining character, qualities and amenity values - where those reflect the largely primary production nature of the environment. <p>Seek deletion of ii as intensive activities is not defined in the Plan.</p>	<p>Amend SD-O9:</p> <p><i>A range of primarily productive activities are enabled in the rural environment to enable the ongoing use of land for primary production for present and future generations, while:</i></p> <ol style="list-style-type: none"> <i>protecting versatile soils highly productive land for productive uses;</i> <i>managing the adverse effects of intensive activities on sensitive activities;</i> <i>managing the adverse effects of new sensitive activities on primary production;</i> <i>avoiding activities that have no functional/operational need to locate in the rural area;</i>

Provision	Amend /Support/ Oppose	Reason	Decision sought
		<p>With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7) and the plan should align with that definition.</p>	<p>v. <i>identifying and maintaining the character, qualities and amenity values of rural areas;</i></p> <p>vi. <i>ensuring Future Development Area overlay remains available for future urban or rural lifestyle development.</i></p>
UFD-Urban Form and Development			
<p>UFD-O1 Settlement Patterns</p>	<p>Support / Amend</p>	<p>Support the outcome sought of a consolidated and integrated settlement pattern.</p> <p>This is an important objective to support the rural strategic direction in the plan and to provide protection for HPL. It is important that demand for land for housing is located appropriately and where possible avoids HPL, to protect this resource for future generations.</p> <p>With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per</p>	<p>Amend UFD-O1.</p> <p>vii. <u>minimises the loss of versatile soils highly productive land;</u></p>

Provision	Amend /Support/ Oppose	Reason	Decision sought
		the meaning in clause 3.5(7) and the plan should align with that definition.	
ENERGY, INFRASTRUCTURE, TRANSPORT			
EI-O2 Adverse effects of Regionally Significant Infrastructure	Support	Support the outcome sought by an objective that seeks to ensure the adverse effects of Regionally Significant Infrastructure and Lifeline Utilities are avoided, remedied or mitigated to achieve the relevant objectives for the underlying zone in other areas.	Retain E1-O2
EI-O3 Adverse effects of other Infrastructure	Support	Support the outcome sought by an objective that seeks to ensure the adverse effects of other infrastructure are avoided, remedied or mitigated to achieve the relevant objectives for the underlying zone in other areas.	Retain E1-O3
EI-O4 Adverse effects of Regionally Significant Infrastructure and Lifeline Utilities	Amend	NPSET seeks that activities are managed 'to the extent reasonably possible (e.g. Policy 10). This should be reflected in the objective.	Amend EI-O4: <i>The efficient operation, maintenance, repair, upgrading or development of Regionally Significant Infrastructure and lifeline utilities are to the extent</i>

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<i>reasonably possible, not constrained or compromised by the adverse effects of subdivision, use and development, including reverse sensitivity effects.</i>
EI-P3 Adverse effects on Regionally significant infrastructure	Support in part	<p>Clause 1 applies to all regionally significant infrastructure and lifeline utilities. Therefore the policy is broad in its application. A change is sought to the implement the changes sought to EI-O4 through the addition of 'to the extent reasonably possible'.</p> <p>It needs to be clear what 'activities sensitive to transmission lines' are. Also the NPSET Policy 11 is that they will 'generally not be provided for' rather than an absolute avoid.</p> <p>Clause a) is best split as there are 3 matters being addressed with different directives.</p> <p>Clarification is sought by the addition of a definition for 'activities sensitive to transmission lines' consistent with the definition for sensitive activities in the NPSET.</p>	<p>Amend EI-P3</p> <ol style="list-style-type: none"> 1. Ensure new incompatible activities are appropriately located or designed so they do not unreasonably compromise or constrain.... 2. Recognise and provide for the safe and efficient operation, maintenance, upgrading, removal and development of the National Grid by: <ol style="list-style-type: none"> a) Generally avoid the establishment or expansion of activities sensitive to transmission lines in the national Grid Yard b) Manage subdivision use and development in to ensure that the National Grid is not compromised <p>Include a definition for 'activities sensitive to transmission lines' are</p>

Provision	Amend /Support/ Oppose	Reason	Decision sought
			schools, residential buildings and hospitals.
EI-R27 Buildings and structures within the National Grid Yard	Oppose in part/ Amend	PER-1 (2) and PER-2 (1) seeks to limit reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes in the National Grid Yard. This is an unreasonable limitation and would severely limit operation of irrigation in the Timaru District. The issue is that access is maintained to the National Grid and shouldn't preclude such irrigation infrastructure if access is maintained.	Delete other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes from EI-R27 PER-1 (2) and PER-2 (1) Add PER-1 7) Maintains access to the National Grid
EI-R28 Earthworks and land disturbance for the installation of fence posts within the National Grid Yard.	Support in part/ Amend	The rule should apply to earthworks and land disturbance and does not need to be limited to the installation of fence posts. The conditions of the rule will dictate the type of activity that can be undertaken.	Remove 'for the installation of fence posts' from EI-R28 Retain Restricted Discretionary activity status
EI-R30	Support in part	A specific definition is sought for 'activities sensitive to transmission lines' to distinguish from the definition of 'sensitive activities' in	Amend EI-R30 Buildings not provided for within the National Grid Yard NC-1

Provision	Amend /Support/ Oppose	Reason	Decision sought
		<p>the Plan. This is to align with NPSET.</p> <p>Therefore R30 should be specific to those activities.</p> <p>There are also buildings which will be non-complying that are not sensitive activities such as buildings for intensive primary production, commercial greenhouses and dairy sheds. These are not adequately reflected in EI-R30.</p>	<p>Buildings for activities sensitive to transmission lines</p> <p>NC-2</p> <p>Buildings for intensive primary production, commercial greenhouses and dairy sheds.</p>
EI- Rules Section G Flight path protection for Richard Pearse Airport (Timaru Airport)	Oppose	<p>There are other ways that this can be achieved without rules being included in the Plan.</p> <p>Growers regularly work with providers in other areas on finding solutions without needing to have a rules-based approach.</p>	Deletion
SW - Stormwater			
TRAN - Transport			
HAZARDS AND RISKS			

Provision	Amend /Support/ Oppose	Reason	Decision sought
CL - Contaminated Land			
Rules	Support / Amend	The plan should make clear that the NES-CS does not apply to production land if the continues to be used for production purposes – refer Clause 5 (8). It is only when a change of land use occurs that the NES-CS provisions apply to production land.	Insert an additional sentence in Rules/Notes: <i><u>The NES-CS does not apply to primary production land where the land continues to be used for production purposes. Only when the land use changes will the NES-CS apply.</u></i>
NH - Natural Hazards			
NH- Introduction	Support / Amend	HortNZ supports a risk-based approach to managing risks associated with natural hazards. The inclusion of climate change is also supported but note that food security is an issue that arises due to climate change – both in terms of food production and distribution. This should be acknowledged in the section on climate change.	Amend introduction to include food security as an issue arising from climate change: <i><u>“Climate change is likely to have significant implications for the District in terms of water shortages and ongoing water security issues and effects on food security”</u></i>
NH-O1 Areas subject to natural hazards	Support	The response to a risk should be based on the level of risk. The following framework focuses on ‘significant natural hazard risk’ rather than ‘any’ risk.	Retain NH-O1.

Provision	Amend /Support/ Oppose	Reason	Decision sought
NH-P1 Identification of natural hazards and approach to management within Natural Hazard Areas	Support	The response to a risk should be based on the level of risk. The framework focuses on 'significant natural hazard risk' rather than 'any' risk.	Retain NH-P1.
NH-P4 Subdivision , use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	Support	The response to a risk should be based on the level of risk. The framework focuses on 'significant natural hazard risk' rather than 'any' risk.	Retain NH-P4.
NH-R2 Fences	Amend	NH-R2 should be extended to provide of other flood tolerant activities.	Amend NH-R2 <i><u>Fences, Crop Support Structures and Artificial Crop Protection Structures</u></i> <i>Activity status: Permitted</i> <i>Where:</i> <i>PER-1</i>

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<p>At least 70% of the surface area of the fence, Crop Support Structure or Artificial Crop Protection Structure is permeable above ground; or</p> <p>PER-2</p> <p>A Flood Risk Certificate for the site has been issued in accordance with NH-S1, and the certificate states that the activity is not located on land that is within an overland flow path.</p>
HS - Hazardous Substances			
HS-O1	Support	HortNZ supports avoiding unnecessary duplication of regulation between the HSNO Act and the District Plan.	Retain Objective HS-O1.
HS-R1	Support in part	HortNZ supports a permitted activity for the use and /or storage of hazardous substances in a hazardous facility outside a sensitive environment (other than a Flood Assessment Area Overlay).	Retain HS-R1

Provision	Amend /Support/ Oppose	Reason	Decision sought
		Seek changes to the definition of hazardous facility to ensure that the exclusions provide for use of agrichemicals and fertilisers	
HISTORICAL AND CULTURAL VALUES			
SASM - Sites and Areas of Significance to Māori			
NATURAL AND ENVIRONMENT VALUESS			
ECO - Ecosystems and Indigenous Biodiversity			
ECO-R1	Support	Support the ability to undertake vegetation clearance to remove material infected by unwanted organisms as declared by the Minister for Primary Industries Chief Technical Officer, or an emergency declared under the Biosecurity Act 1993 or where clearance is unavoidable in the course of removing pest plants and pest animals in accordance with any regional pest management plan or the Biosecurity Act 1993.	Retain ECO-R1

Provision	Amend /Support/ Oppose	Reason	Decision sought
NATC - Natural Character			
NATC-R1	Support	Support the ability to undertake vegetation clearance in riparian margins to remove material infected by unwanted organisms as declared by the Minister for Primary Industries Chief Technical Officer, and vegetation clearance of exotic species in areas of cultivation that existed prior to 22 September 2022.	Retain NATC -R1
NATC-R3	Support	Support the ability to undertake earthworks for the maintenance and repair of existing fences , tracks, roads	Retain NATC -R3
NATC-R4	Support	Support the ability to construct a post and wire fence in a riparian margin.	Retain NATC -R4
NATC-R5			
NFL - Natural Features and Landscapes			
VS - Versatile Soil			

Provision	Amend /Support/ Oppose	Reason	Decision sought
Introduction	Support/Amend	With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7) and the plan should align with that definition.	Amend introduction. Replace all references to versatile soil with <u>highly productive land</u> .
VS-O1 Protection of versatile soils	Support/Amend	With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7) and the plan should align with that definition.	Amend VS-O1 Replace all references to versatile soil with <u>highly productive land</u> .
VS-P1 Identification of versatile soils	Support/Amend	With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7) and the plan should align with that definition.	Amend VS-P1 Replace all references to versatile soil with <u>highly productive land</u> .
VS-P2 Maintaining availability of versatile soils	Support/Amend	With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7) and the plan should align with that definition. Support a policy and method response for non-land-based	Amend VS-P2 Replace all references to versatile soil with <u>highly productive land</u> .

Provision	Amend /Support/ Oppose	Reason	Decision sought
		<p>primary production which may be an appropriate use and development in a particular location. For the hort sector this includes post-harvest facilities, packing sheds, coolstores, ancillary buildings and accommodation. There is also a need to recognise that greenhouse activity can use other medium to grow plants but need a rural location to establish and operated.</p>	
<p>VS-P3 Expansion of urban areas</p>	<p>Support/Amend</p>	<p>With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7) and the plan should align with that definition.</p>	<p>Amend VS-P3 Replace all references to versatile soil with <u>highly productive land</u>.</p>
<p>VS-P4 Rural Lifestyle Zone expansion</p>	<p>Support/Amend</p>	<p>With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7) and the plan should align with that definition.</p>	<p>Amend VS-P4 Replace all references to versatile soil with <u>highly productive land</u>.</p>

Provision	Amend /Support/ Oppose	Reason	Decision sought
VS-R1 Buildings and impervious surfaces	Support/Amend	With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7) and the plan should align with that definition.	Amend VS-R1 Replace all references to versatile soil with <u>highly productive land</u> .
VS-R2 Subdivision of a site in the Versatile Soil Overlay	Support/Amend	With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7) and the plan should align with that definition.	Amend VS-R2 Replace all references to versatile soil with <u>highly productive land</u> .
SUBDIVISION			
SUB-O1 General Subdivision Design	Support / Amend	It is important to link to the subdivision outcomes sought for each respective zone and the strategic direction of the Plan. It is also important for subdivision at a zone interface to respond in an appropriate manner to potential interface issues. This is particularly important at the rural-urban interface where conflict over resource use and effects can occur (linking to SUB-P5 and SUB-P9(7)).	Amend SUB-O1 <u>11. Respond to a zone interface to avoid conflict between incompatible activities and reverse sensitivity.</u>

Provision	Amend /Support/ Oppose	Reason	Decision sought
SUB-O3 Rural Subdivision	Support / Amend	<p>We support the outcome sought to minimise the fragmentation of production land in the General Rural Zone.</p> <p>We support avoidance as the priority in terms of managing reverse sensitivity effects of subdivision (linking to SUB-P5, SUB-R3(9d) and consider that this outcome should not just be achieved in relation to intensive primary production but all primary production activity.</p>	<p>Amend SUB-O3</p> <p>4. minimise <u>avoid reverse sensitivity effects</u> on <u>primary production</u> including <u>intensive primary production</u>.</p>
SUB-P1 Subdivision	Support	As above - it is important to link to the subdivision outcomes sought for each respective zone and the strategic direction of the Plan.	Retain SUB-P1
SUB-P4 Quality of the environment and amenity	Support	Support the policy outcome that seeks to avoid, remedies or mitigates adverse <u>effects</u> on the <u>water</u> quality, soil resources and important ecosystems.	Retain SUB-P4
SUB-P5 Reverse Sensitivity	Support / Amend	As above - support avoidance as the priority in terms of managing reverse sensitivity effects and	<p>Amend SUB-P5</p> <p><i>Only allow <u>subdivision</u> that does not result in <u>reverse sensitivity effects</u> that</i></p>

Provision	Amend /Support/ Oppose	Reason	Decision sought
		consider that this outcome should not just be achieved in relation to intensive primary production but all primary production activity.	would compromise the operation of regionally significant infrastructure /facilities and legally established primary production including intensive primary production .
SUB-P9 Residential Subdivision	Support	It is also important for subdivision at a zone interface to respond in an appropriate manner to potential interface issues. This is particularly important at the rural-urban interface where conflict over resource use and effects can occur.	Retain SUB-P9
SUB-R3	Support	Support a Restricted Discretionary Activity status for general subdivision. Support the matter of discretion that considers effects on existing or permitted adjoining or adjacent land uses.	Retain SUB-R3
SUB-S1	Support	Support a minimum net site area of 40ha in the General Rural Zone where that is required to support primary production.	Retain SUB-S1

Provision	Amend /Support/ Oppose	Reason	Decision sought
SUB-Standards	Amend	Building platform requirements provide a mechanism for achieving setbacks, a method to assist in managing reverse sensitivity effects.	Amend Standards Amend standards to require a 30m setback for a building platform from internal boundary in the GRZ and RLZ zones.
GENERAL DISTRICT - DISTRICT WIDE MATTERS			
CE - Coastal Environment			
Introduction	Support	The Coastal Environment is an area of primary production and the explanation in the introduction that primary production activities are able to continue is supported.	Retain introduction
CE-P10 Preserving the natural character of the Coastal Environment	Support / Amend	Support the recognition in CE-P10 that in rural zoned areas, buildings and structures for may be appropriate depending on their size, scale and nature. There is also a need to recognise that primary production land use is also appropriate in the coast environment.	Amend CE-P10 <i>Enable subdivision, use and development outside of areas of coastal high natural character that:</i> <ol style="list-style-type: none"> 1. <i>avoids significant adverse effects; and</i> 2. <i>avoids, remedies or mitigates any other adverse effects on the qualities that contribute to the</i>

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<p>natural character of the Coastal Environment; while recognising that:</p> <p>a. in rural zoned areas, <u>primary production activities</u>, <u>buildings</u> and <u>structures</u> for <u>non-intensive primary production</u> and <u>residential activities</u> may be appropriate depending on their size, scale and nature;</p>
CE-R1 Amenity planting and horticultural planting	Support	A permitted activity status for horticultural planting is an appropriate resource management response.	Retain CE-R1
EW - Earthworks			
EW-O1 Earthworks activity	Support	Support a framework that provides for ancillary rural earthworks and the benefits/recognition of rural earthworks in supporting rural activities.	Retain EW-O1
EW-P1	Support	Support a framework that provides for ancillary rural earthworks and	Retain EW-P1

Provision	Amend /Support/ Oppose	Reason	Decision sought
Benefits and necessity		the benefits/recognition of rural earthworks in supporting rural activities.	
EW-S1 Areas	Support	Support unlimited area in GRZ for ancillary rural earthworks	Retain EW-S1
EW-S5 Earthworks in proximity of the National Grid and/or a 66kV electricity distribution line, excluding earthworks for: b. agricultural or domestic cultivation ; or	Support in part/oppose in part	Support exclusion for cultivation. There is no policy framework in the Electrical Infrastructure chapter to support inclusion of 66kV. We seek deletion of reference to 66kV line.	Retain EW-S5 And delete reference to 66kV line.
FDA - Future Development Areas			
FDA-P4 Development Area Plans	Support / Amend	Support a policy that requires Development Area Plans to provide for a comprehensive, coordinated and efficient development that integration of the area with surrounding areas and the way any conflict between areas is to be managed. The policy	Amend FDA-P4 <i>7. the integration of the area with surrounding areas <u>and zones</u> and the way any conflict between areas <u>and reverse sensitivity</u> is to be managed</i>

Provision	Amend /Support/ Oppose	Reason	Decision sought
		would be improved by specifically referencing to zone interfaces.	
FDA-P5 Unanticipated and out of sequence urban development	Support / Amend	<p>Support policy to avoid unanticipated urban development outside the Future Development Area Overlay and out of sequence development within the Development Area Overlay unless there is robust evidence that demonstrates that the development contributes to a well-functioning urban environment in that there is compatibility of any proposed land use with adjacent land uses including planned land uses but suggest that this should extend to avoiding adverse effects including reserve sensitivity on existing or permitted primary production.</p> <p>The policy would also be improved by ensuring</p>	Amend FDA-P5 <i>Avoid unanticipated urban development outside the Future Development Area Overlay and out of sequence development within the Development Area Overlay unless:</i> <ol style="list-style-type: none"> <i>2. there is robust evidence that demonstrates that the development contributes to a well-functioning urban environment in that;</i> <i>o. there is compatibility of any proposed land use with adjacent land uses including planned land uses <u>and reserve sensitivity on existing or permitted primary production is avoided.</u></i> <i>...</i> <i>r. <u>Avoids highly productive land.</u></i>

Provision	Amend /Support/ Oppose	Reason	Decision sought
		unanticipated and out of sequence urban development avoids highly productive land.	
FDA-P6 Unanticipated and out of sequence rural lifestyle development		Support policy to avoid unanticipated and out of sequence lifestyle development unless it can be demonstrated that the compatibility of any proposed land use with adjacent land uses including planned land uses and the land is not located within 500m of an intensive primary production activity or an established quarry . The policy would also be improved by ensuring unanticipated and out of sequence development avoids highly productive land.	Amend FDA-P6 <i>Avoid unanticipated and out of sequence rural lifestyle development unless:</i> ... <i><u>9. It avoids highly productive land.</u></i>
LIGHT - Light			
LIGHT-O1 Benefits of artificial lighting	Support	Support an outcome that recognises the benefits of artificial	Retain LIGHT-O1

Provision	Amend /Support/ Oppose	Reason	Decision sought
		<p>lighting which can be a necessary component of primary production.</p> <p>We seek that Rural Lifestyle area is not included in the definition of light sensitive area.</p>	
<p>LIGHT-P1 Appropriate artificial outdoor lighting</p>	Support / Amend	The policy would be improved by noting the need for appropriate artificial outdoor lighting for primary production and security.	<p>Amend LIGHT-P1</p> <p><i>Provide for lighting appropriate to its environment that:</i></p> <ol style="list-style-type: none"> <i>provides for the safe and efficient use of the outdoors for a range of activities, including for night-time working, <u>primary production, security, recreation and entertainment activities</u>; and</i>
<p>LIGHT-P2 Intensity, location and direction of artificial outdoor lighting</p>			
<p>LIGHT - Table 22</p>	Oppose/ Amend	The lux values are reduced below current provisions and do not take into account the need for light for	Amend General Rural Zone 7am - 10pm to 10 lux and 10pm - 7am to 5 lux

Provision	Amend /Support/ Oppose	Reason	Decision sought
		health and safety for primary production activities, including in the Rural Lifestyle Zone. Changes are sought to better reflect these activities.	Include Rural Lifestyle Zone with General Rural Zone
NOISE - Noise			
NOISE-O1 Activities that generate noise	Support	Recognising that some activities generate noise effects which vary according to zones is supported	Retain NOISE-O1
NOISE-O2 Reverse Sensitivity	Oppose in part	HortNZ supports an objective for reverse sensitivity, but it should not be limited to the activities stated in the objective. For instance primary production activities should not be constrained by reverse sensitivity effects arising from noise sensitive activities.	Amend NOISEO2 by adding after 'industrial zones' <u>or primary production activities in the rural zones</u> are not constrained by reverse sensitivity effects arising from noise sensitive activities.
NOISE-P1 Maintenance of zone character and qualities	Support in part	Enabling noise generation is supported but it should be where it is consistent with the nature of the zone - not that it is appropriate.	Amend NOISE-P1 Enable the generation of noise that is consistent with the purpose, character and qualities of the zone that the activity is located in, having regard to:

Provision	Amend /Support/ Oppose	Reason	Decision sought
		The sensitivity of the environment is reflected in the character of the zone.	<ol style="list-style-type: none"> 1. the nature, scale, frequency and duration of the noise generating activity 2. methods of mitigation
NOISE-P5 Reverse sensitivity	Oppose	<p>Reverse sensitivity isn't limited to 'higher noise environments' as defined in the policy.</p> <p>Reverse sensitivity from noise sensitive activities occurs in the rural zones and needs to be provided for</p>	<p>Amend NOISE-P5: Require noise sensitive activities located in higher noise environments to be located and designed so as to minimise adverse effects on amenity values</p> <p>Delete 'For the purposes of this Policy higher noise environments include.....'</p>
NOISE-PX New policy	New	HortNZ seeks specific inclusion of a policy that provides for noise from primary production activities to ensure that there is recognition and awareness of the noise environment of the rural area.	To recognise that noise associated with primary production activities is appropriate for the working nature of the rural environment by exempting it from the noise limits. The operation of noisy equipment (in particular rural airstrips, audible bird scaring devices and frost fans) is provided for subject to appropriate controls.

Provision	Amend /Support/ Oppose	Reason	Decision sought
NOISE-R1 Activities generating noise not otherwise specified in the Rules section	Support in part	<p>The rule provides for a number of exclusions which are supported.</p> <p>Providing for normal seasonal horticultural activities is supported.</p> <p>Providing for use of airstrips and helicopter landing areas for activities in the rural zone is supported but changes are sought to GRUZ-R14.</p>	Retain permitted activities exclusions, subject to changes to GRUZ-R14.
NOISE-R5 Bird scaring devices	Oppose	<p>HortNZ supports a permitted activity for audible bird scaring devices and an RDA where the standards cannot be met.</p> <p>However the standards need to be amended to better reflect best practice use of such devices.</p> <p>The rules for bird scaring devices are more limiting than the Operative District Plan. There is no discussion in the reports by Malcolm Hunt on bird scaring devices so the changes are not based on acoustic advice.</p> <p>A peak measure is not the most appropriate measure for enabling mitigations of noise effects. 65dBSEL is the more common measure for bird scaring devices</p>	<p>Amend NOISE-R5 as follows:</p> <p>PER-2 - Delete and replace with following:</p> <p>Noise from any bird scaring device must not exceed 65dB at any point within the notional boundary of any habitable room on another site in the Rural Zone or at any point within a Residential Zone (excluding any dwelling/s located on the same site as the device is being operated), unless the adjacent landowner has provided written approval to the activity and a copy has been provided to the Council.</p> <p>PER-3 - Delete and replace with:</p>

Provision	Amend /Support/ Oppose	Reason	Decision sought
		<p>and should be included in the Plan.</p> <p>PER-3 is not effects based. If a device is located over 500m from a noise sensitive activity on another site the noise orientation should not be a requirement. The test is that the noise levels are met and there are a range of methods that can be used to achieve the limit - including orientation.</p> <p>The limitations of 7am- 8pm do not recognise that bird activity occurs from before sunrise to just after sunset. Therefore the times do not provide for adequate protection of crops.</p>	<p>Discrete sound events of a bird scaring device including shots or audible sound must not exceed 3 events within a 1-minute period and must be limited to a total of 12 individual events per hour.</p> <p>PER-4- Amend - Bird scaring devices must only be used between ½ hour before sunrise and ½ hour after sunset.</p> <p>Amend activity status when compliance with PER-1, PER-2, PER-3 or PER-4 Restricted discretionary</p>
NOISE- Table 24 Noise performance standards	Oppose in part	The noise standards are the same for the General Rural Zone and the General Residential Zone. There are different activities in the different zones. The Rural zone should reflect the nature of rural production activities.	<p>Amend Table 24 to provide for General Rural Zone 7.00-10pm 55dB L_{Aeq} (15 mins)</p> <p>10pm - 7am 45dB L_{Aeq} (15 mins) and 70dB L_{AFmax}</p>
NOISE Frost Fans	New Rule	There is no rule for frost fans in the Plan. There is increasing potential for frost fans to be used on orchards and a specific rule will	Include new rule for frost fans NOISE-RX Operation of frost fan Rural zones

Provision	Amend /Support/ Oppose	Reason	Decision sought
		<p>ensure that the effects are appropriately managed.</p> <p>The rule that is sought has been developed based on case law and best practice for frost fans.</p>	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Noise from the frost fan shall not exceed 55dB LA_{eq (15mins)} when measured at or within the notional boundary of any existing residential activity on a site in different ownership or at the boundary of any non-rural zone. No adjustment for special audible characteristics shall be applied to measured or calculated noise levels 2. Frost fans must not be located within 300m of a residential activity on a separate site in different ownership or a zone boundary 3. Frost fans are used for protection of crops from frost from bud break to harvest 4. Frost fans are only operated when the air at canopy height is 2°C or less 5. Operation for maintenance shall only take place between 8am and 6pm Monday to

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<p>Friday except in urgent unforeseen situations.</p> <p>6. Evidence of installation of a frost fan meeting this standard shall be provided to Council including certification from an appropriately qualified and experienced acoustic engineer that the noise limits in 1) are met and providing the location of the frost fan.</p> <p>7. Records shall be kept stating the date, temperature, times and length of use of each frost fan and made available to Council on request. Records may include telemetry records</p> <p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>1. Operational requirements of frost control fans;</p>

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<ol style="list-style-type: none"> 2. Proximity to a residential area or dwelling including the visual effects; 3. Cumulative effects 4. Noise mitigation measures; 5. Generation of noise with special audible characteristics; 6. Frequency and duration of operation 7. Location, orientation 8. Monitoring and reporting
NOISE-Rx New rule	New rule	<p>Residential activity within 300m of a frost fan can lead to reverse sensitivity effects.</p> <p>Best practice is that any new residential activity locating adjacent to a frost fan should have to provide acoustic insulation to avoid adverse effects, including reverse sensitivity effects. A rule is sought to provide for this.</p> <p>Alternatively Residential activity within 300m of a frost fan could be added to NOISE-R9 and NOISE-S3 Acoustic insulation</p>	<p>Insert new rule NOISE-RX</p> <p>Residential activity within 300m of a frost fan</p> <p>Rural zones</p> <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any new residential activity locating within 300m of an existing frost fan on a separate site in different ownership must be designed and constructed to ensure that the noise level inside any bedroom will not

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<p>exceed 30dB L_{Aeq} when windows are closed and frost fans are operating. Written certification of such compliance from an appropriately qualified and experienced acoustic engineer shall be submitted with the building consent application for the residential activity.</p> <p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Ability to meet internal noise standard 2. Potential reverse sensitivity effects 3. Mitigation methods
NOISE- Table 24 Noise performance standards	Support in part/ Amend	HortNZ considers that q 55dBLA _{eq} is appropriate for the General Rural Zone to reflect the nature of the receiving	Amend Table 24: Delete General Rural Zone from 1 a) i) Add General Rural Zone to Table 24 2) Renummer 2 as 2 i)

Provision	Amend /Support/ Oppose	Reason	Decision sought
		environment, which is different to the Residential Zone.	Add 2 ii) Within the national boundary of a building used for a noise sensitive activity in the General Rural Zone
PART 3 AREA SPECIFIC MATTERS			
GRUZ - General Rural Zone			
Introduction	Support	Support the introduction and references to the GRUZ is characterised by a wide range of primary production activities and specific recognition of the importance of the land resource in providing for the essential health needs of people and communities through food production. This aligns with s5(2) of the RMA and gives effects to the NPS-HPL 2022.	Retain Introduction.
GRUZ - O1 Purpose of the General Rural Zone	Support	Support this key objective and the outcomes sought for the GRUZ. Support the objective package that provides linkages to the strategic directions.	Retain GRUZ-O1

Provision	Amend /Support/ Oppose	Reason	Decision sought
<p>GRUZ - O2</p> <p>Character and qualities of the General Rural Zone</p>	<p>Amend / Support</p>	<p>The objective would be improved by identifying that the character and amenity of the GRUZ also reflects the primary production nature of the environment.</p> <p>The statement that the GRUZ comprises a higher level of amenity around sensitive activities and zone boundaries is not accurate or quantifiable in all circumstances. Amenity values around sensitive activities and zone boundaries is to be managed cognisant of the outcomes sought and those amenity values will vary depending on the nature of the activity and zone interface.</p>	<p>Amend GRUZ-O2</p> <p><i>The character and qualities of the General Rural Zone comprise:</i></p> <ol style="list-style-type: none"> 1. <i><u>Rural character and amenity consistent with primary production.</u></i> 2. <i>large <u>allotments</u> with large areas of open space; and</i> 3. <i>a working <u>environment</u> of mostly utilitarian <u>buildings</u> and <u>structures</u> where <u>primary production</u> generates <u>noise</u>, <u>odour</u>, <u>light overspill</u> and <u>traffic</u>, often on a cyclic and seasonable basis; and</i> 4. <i>higher levels of <u>Diverse amenity values</u> immediately around <u>sensitive activities</u> and zone boundaries; and</i> 5. <i>vegetation, pasture, crops and forestry and livestock across a range of landscapes.</i>

Provision	Amend /Support/ Oppose	Reason	Decision sought
GRUZ-O3 Protecting primary production	Support	<p>Support a clear objective seeking to ensure that the land resource of the General Rural Zone is not diminished by activities with no functional or operational need to locate in the General rural zone, and primary production is protected from sensitive activities.</p> <p>Primary production activities rely on a range of rural resources for producing food. The land resource itself is important not just where in-situ soil is utilised but also in the context of providing for greenhouse activity and ancillary activities (e.g. post-harvest facilities)</p>	Retain GRUZ-O3
GRUZ-O4 Protecting sensitive activities and sensitive zones	Oppose	GRUZ-O4 refers to 'intensive activities' which isn't defined so it is unclear what it refers to. The focus should be on ensuring that sensitive activities don't affect primary production.	<u>Delete GRUZ-O4</u> OR Adverse effects of intensive primary production, mining and quarrying on sensitive activities are managed through setbacks or

Provision	Amend /Support/ Oppose	Reason	Decision sought
		<p>Sensitive activities locating in rural zones should recognise that they are locating in a working rural production environment so 'protecting' their amenity is inappropriate.</p> <p>It is unclear what 'land close to' Residential, Rural settlement, Māori Purpose and Open space zones would be. Management of the boundary interface should be through the use of setbacks.</p>	<p><u>Amend GRUZ-O4:</u> <u>Sensitive activities locating in the General Rural Zone anticipate effects that are generated by primary production activities and the boundary of the rural zones are managed through setbacks.</u></p>
<p>GRUZ-P1 Primary production activities</p>	<p>Support</p>	<p>We support the direction of the policy and the 'enable' focus for primary production activities</p> <p>As noted previously, primary production activities rely on a range of rural resources for producing food. The land resource itself is important not just where in-situ soil is utilised but also in the context of providing for greenhouse activity and ancillary activities (e.g. post-harvest facilities)</p>	<p>Retain GRUZ-P1</p> <p><u>3. meet the standards and requirements to avoid, remedy or mitigate adverse effects on the environment</u></p> <p><u>Add 4:</u> <u>4. enabling a range of compatible activities that support primary production activities, including</u></p>

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<u>ancillary activities, and agricultural aviation.</u>
GRUZ-P2 Character and qualities of the General Rural Zone	Support	Support a clear policy setting out how the character and qualities of the GRUZ are to be maintained. Setbacks are an important tool to managing reverse sensitivity and avoiding conflict.	Retain GRUZ-P2
GRUZ-P5 Protecting primary production	Support	Support a clear policy seeking to ensure that <u>primary production</u> is protected from <u>sensitive activities</u> . Particularly support the 'avoidance' directive.	Retain GRUZ-P5
GRUZ-P7 <u>Industrial activities, rural industries</u> and other activities	Support in part	HortNZ supports specific provision for post-harvest facilities and rural industry as this is consistent with the intent of the National Planning Standards Zone Framework for the rural production zone. It is important that there is clear policy direction to ensure that	Retain GRUZ-P7

Provision	Amend /Support/ Oppose	Reason	Decision sought
		non-rural activities with no direct relationship with primary production do not locate in the GRUZ unless there is a clear functional or operational need.	
GRUZ-P9 Workers accommodation	Support	Support a policy and rule framework for workers and seasonal workers accommodation, both of which provide for activities essential to primary production. Where the minimum parent lot area requirements are not met it is appropriate to provide a consenting pathway to consider individual cases.	Retain GRUZ-P9
GRUZ-R1 Primary production and intensive primary production , not otherwise listed in this chapter	Support	Support a permitted activity status for primary production and intensive primary production as an appropriate resource management response for the GRUZ and the objective and policy framework that supports this method.	Retain GRUZ-R1
GRUZ-R4 Residential units , excluding seasonal workers	Support	Support the rule framework for residential units including the minimum site size of 40ha and minor dwelling control.	Retain GRUZ-R4

Provision	Amend /Support/ Oppose	Reason	Decision sought
accommodation and permanent workers accommodation			
GRUZ-R7 Educational Facilities	Oppose	Educational Facilities are sensitive to the effects of primary production and necessitate controls to avoid compromising food production activity.	Amend GRUZ-R7 <i>Activity status: Permitted Restricted <u>Discretionary</u></i> Include matters of discretion
GRUZ-R8 Supported residential care activity	Oppose	Supported residential care activity is sensitive to the effects of primary production and necessitate controls to avoid compromising food production activity.	Amend GRUZ-R8 <i>Activity status: Permitted Restricted <u>Discretionary</u></i> Include matters of discretion
GRUZ-R9 Residential visitor accommodation	Oppose	Residential visitor accommodation is sensitive to the effects of primary production and necessitate controls to avoid compromising food production activity.	Amend GRUZ-R9 <i>Activity status: Permitted Restricted <u>Discretionary</u></i> Include matters of discretion

Provision	Amend /Support/ Oppose	Reason	Decision sought
GRUZ-R11 Recreation activities	Oppose	Recreation activities are sensitive to the effects of primary production and necessitate controls to avoid compromising food production activity.	Amend GRUZ-R11 <i>Activity status: Permitted <u>Restricted</u> <u>Discretionary</u></i> Include matters of discretion
GRUZ-R12 Rural produce retail	Support	Rural produce stalls are an anticipated activity in the rural environment, support a number of well beings and can be managed to avoid or mitigate adverse effects.	Retain GRUZ-R12
GRUZ-R13 Buildings and structures not listed in GRUZ-R17 or GRUZ-R18	Support	Support a permitted activity status of buildings and structures associated with or ancillary to primary production.	Retain GRUZ-R13
GRUZ-R14 Use of airstrips and helicopter land sites	Oppose	Use of aircraft for primary production is part of the primary production activity and should be provided as a permitted activity. There is no justification in the s32 Report for the proposed setbacks and time limits and would sterilise use of rural production land.	Amend GRUZ-R14 PER-2 Retain: The use is for primary production including spraying, stock

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<p>management, fertiliser application or frost protection.</p> <p>Delete points 1 and 2 under PER-2.</p>
GRUZ-R15 Shelterbelts	Oppose / Amend	<p>Oppose the onerous recession plane regulation when lots in the rural zone should be large enough (as supported by the subdivision regime) to provide sufficient setback such that daylight rules are not required.</p> <p>The regulation would affect existing established shelterbelts in place as part of primary production.</p>	<p>Amend GRUZ-R15</p> <p><i>Activity status: Permitted</i></p> <p><i>Where:</i></p> <p><i>PER-1</i> <i>The <u>height</u> of any trees located within 100m of a <u>residential unit</u> on an adjoining <u>site</u> are contained within an envelope defined by a recession plane of 1m vertical for every 3.5m horizontal that originates from the closest point of the <u>residential unit</u>; and</i></p> <p><i>PER-2</i> <i>Trees are not in such a position that they cause icing of a <u>road</u> as a result of</i></p>

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<p>shading the road between 10 am and 2 pm on the shortest day.</p> <p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to: height and setback of trees from property boundaries and roads; and shading of houses; and shading of roads; and traffic safety; and tree species.</p>
GRUZ-R17 Crop support structures	Support	Support a permitted activity with appropriate standards for a necessary element of primary production.	Retain GRUZ-R17
GRUZ-R18 Artificial crop protection structures	Oppose / Amend	A permitted activity rule structure with appropriate standards for a necessary element of primary production is supported however as proposed the rule is unworkable and unnecessarily restrictive.	Amend GRUZ-R18 Activity status: Permitted

Provision	Amend /Support/ Oppose	Reason	Decision sought
		<p>The effect of concern that would require dark green or black cloth is used for all vertical faces is not clear nor are the setbacks proposed or structural length control.</p> <p>Artificial crop protection structures are required to enable primary production and achieve the objectives and policy outcomes sought.</p>	<p>Where:</p> <p>PER-1 The <u>structure(s)</u> are open at the side; or</p> <p>PER-2 Dark green or black cloth is used for all vertical faces <u>when within 10m of a road or existing residential unit</u>; and</p> <p>PER-3 The <u>structure</u> meets the following setback:</p> <p>For <u>structure(s)</u> less than 6m high, the <u>structure(s)</u> are setback a distance of:</p> <p>3m from the boundary</p> <p>For <u>structure(s)</u> greater than 4m in <u>height</u>, then the horizontal setback distance between the boundary and the <u>structure</u> should increase a further 5m than that stated above for every 2m increase in <u>height</u>; and</p>

Provision	Amend /Support/ Oppose	Reason	Decision sought
			<p><i>PER-4</i></p> <p><i>The structure(s) are collectively no longer than 100m (measured parallel to any common boundary with a site in different ownership).</i></p>
<p>GRUZ-R19 Seasonal worker accommodation</p>	<p>Support / Amend</p>	<p>Support a policy and rule framework for permanent workers and seasonal workers accommodation, both of which provide for activities essential to primary production. Where the minimum parent lot area requirements are not met it is appropriate to provide a consenting pathway to consider individual cases. However, most orchards are less than 40ha and the permitted activity pathway would not be available. Furthermore, as provided for in PER-4, work is often on surrounding sites and the relationship to a 40ha parent lot site redundant.</p>	<p>Amend GRUZ-R19</p> <p><i>Activity status: Permitted</i></p> <p><i>Where:</i></p> <p><i>PER-1</i></p> <p><i>It is located on a site larger than 410 hectares unless the site: was created before the 22 September 2022; and does not contain an existing household unit; and is located on a site larger than 20ha; and</i></p>

Provision	Amend /Support/ Oppose	Reason	Decision sought
GRUZ-R20 Permanent worker accommodation	Oppose / Amend	Support a policy and rule framework for permanent workers and seasonal workers accommodation, both of which provide for activities essential to primary production. Where the minimum parent lot area requirements are not met it is appropriate to provide a consenting pathway to consider individual cases. However, the 8 hectare threshold is a prohibitive regulation and does not reflect how these activities are provided for in a primary production setting.	Amend GRUZ-R20 <i>Activity status: Permitted</i> <i>Where:</i> <i>PER-1</i> <i>It is located on a site larger than 810 hectares; and</i>
GRUZ-R29 New Industrial activities not listed in GRUZ-21	Support	A non-complying activity status for new industry is an appropriate resource management response for these out of zone activities.	Retain GRUZ-R29
GRUZ-S2 Height in relation to boundary	Support	While an activity and effects that can be managed through setbacks, the intended outcome is supported.	Retain GRUZ-S2
GRUZ-S3	Support	Boundary setbacks for buildings and structures are supported where residential units are recognised as sensitive	Retain GRUZ-S3

Provision	Amend /Support/ Oppose	Reason	Decision sought
Boundary setbacks for buildings and structures		activities and exclusions for necessary primary production structures provided.	
GRUZ-S4 Setbacks for sensitive activities	Support/ Amend		Amend GRUZ-S4 <i>No new building for a sensitive activity may be erected within 20m from any other site boundary in a different ownership where a primary production activity is being conducted; unless the site existed prior to 22 September 2022, in which case a 10m setback applies;</i> <i>No new building for a sensitive activity may be erected within 20m of an existing shelter belt.</i>
RLZ - Rural Lifestyle Zone			