

SUBMISSION ON

Proposed Waitaki District Plan

19 May 2025

To: Waitaki District Council

Name of Submitter: Horticulture New Zealand

Supported by: Vegetables NZ Inc, Potatoes NZ, Summerfruit
NZ

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OVERVIEW

Submission structure

- 1 Part 1: HortNZ's Role
- 2 Part 2: Submission

Our submission

Horticulture New Zealand (HortNZ) thanks Waitaki District Council for the opportunity to submit on the Proposed Waitaki District Plan and welcomes any opportunity to continue to work with Waitaki District Council 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 are set out in our submission below.

HortNZ's Role

Background to HortNZ

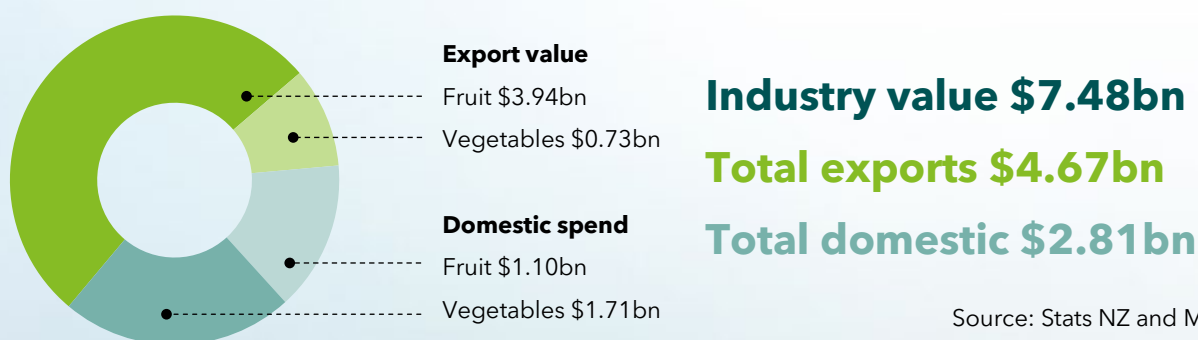
HortNZ represents the interests of approximately 4,500 commercial fruit and vegetable growers in New Zealand who grow around 100 different fruits and vegetables. The horticultural sector provides over 40,000 jobs.

There are 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 Waitaki

There are approximately 300 hectares of commercial outdoor fruit and vegetable growing in the Waitaki District. There are significant areas of land use classes 2 and 3 suitable for horticulture located close to population centres such as Oamaru, Kakanui and the Waitaki Valley. There are also small areas of commercial glasshouse production centred around Kakanui.

It is important that the proposed district plan contains provisions for future potential horticulture growth to maintain food security, land use diversity and economic resilience for the district. Horticultural development in other districts illustrates how the right timing, crop and location can result in large-scale investment and growth in growing operations. For example, expansion of apple growing in Timaru District and cherry-growing in Central Otago District.

1.1. Fruit

A recent economic report on land use in Otago provided a useful description of fruit growing in the Waitaki District. The report states,

*'There is only one large scale commercial orchard in Waitaki (Waitaki Orchards) which grows stone fruit, predominantly apricots as well as some nectarines, plums and peaches, and from aerial maps, have approximately 20 canopy hectares on a title area of just over 30 hectares. With no industry infrastructure in the Waitaki they have their own pack house and transport the produce themselves to Christchurch. '*¹

Small numbers of small-scale berry and tomato growing also exist. These operations tend to sell their produce through road-side stalls or through the Oamaru Farmers' Market.

1.2. Vegetables

The section 32 evaluation report provides an excellent description of vegetable growing in the Waitaki District. The report highlights an important vegetable growing area centred around Alma, Totara and Kakanui, supported by high quality soils and a microclimate suitable for growing.

'Market Gardening has been a feature in the Waitaki District for over 100 years and is now centred mainly around the Alma, Totara and Kakanui region with a number of long-established growers. The products produced come from both outside fields and glasshouses.

¹ Moran, E. (Ed.) (2022). Farmers and Growers in Otago. EM Consulting for Otago Regional Council (LWRP Economic Work Programme), Dunedin.

Figure 5 shows the majority of LUC 2 land in the Waitaki District is located in the Alma/Totara/Kakanui/Reidston area, and these rich loamy soils and kind microclimate make the area well suited to growing vegetables.'

Many of the larger growers are shareholders in the North Otago Growers Cooperative which has a distribution hub on Fortification Road, where growers consolidate produce to be transported to markets across the South Island.

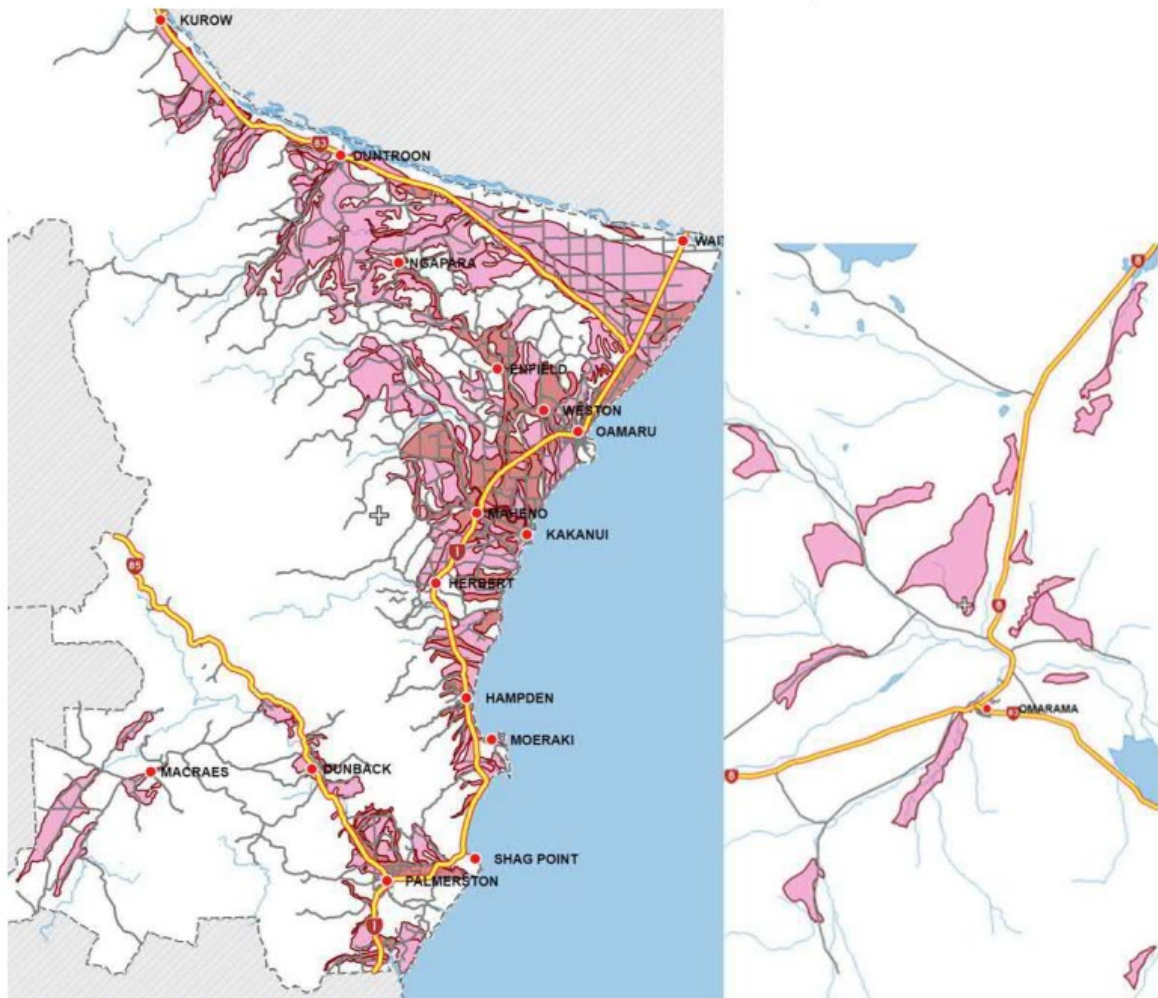


Figure 5: HPL in the Waitaki District
Source: Waitaki District Planning maps

The report's author notes that the Highly productive Land (HPL) land in the Waitaki District is near to Ōamaru, increasing the risk of it being lost to farming through subdivision.

Other significant areas of HPL (LUC 2) and vegetable growing are noted around Palmerston, on the coast north of Ōamaru and west towards Enfield.

A range of vegetables are grown in the Waitaki District. For example, broccoli, brussel sprouts, cabbage, cauliflower, lettuce, leafy salads, and potatoes. Growers sell their produce

through a range of channels including, roadside stalls, online, farmers markets and supermarkets.

1.3. Vegetable growing and crop rotation

Rotational land use is important in vegetable production as a method to avoid the build-up of soil-borne diseases. Waitaki growers lease land from other farmers, as well as rotating land use within their own blocks, to ensure they have access to sufficient land to implement the required cropping rotations, be able to justify and utilise larger and more modern equipment, employ sufficient staff and make up large enough consignment sizes to send to market. It is important that vegetable growers continue to have access to sufficient land to enable rotational growing to continue.

2. Summary of Decisions sought

HortNZ is generally supportive of the Proposed Waitaki District Plan as a plan that recognises the importance of primary production to the district, largely avoids undue constraints on horticultural production whilst allowing for population growth, protecting highly productive land from fragmentation and loss and in most cases, appropriately managing potentially conflicting land use.

HortNZ's views on the proposed provisions and changes sought are summarised below:

There is a need for the strengthening of the strategic provisions in rural areas, to ensure reverse sensitivity effects do not compromise use of this Highly Productive Land.

The proposed plan recognises the need to maintain rural character in relation to subdivision. However, some further wording is needed to enable the avoidance or mitigation of effects on existing lawfully established properties. Further clarity is also sought in the plan regarding subdivision outcomes and policies, which flows through to the rules.

HortNZ supports the provision for SWA in the proposed plan, including a definition for SWA and rules to recognise SWA and its role in enabling the primary production purpose of the Rural Zone. However, HortNZ seeks some changes to the rules to better align with horticultural sector and worker needs for SWA.

HortNZ supports the specific definitions for ACPS's and CSS's in the proposed plan. HortNZ is seeking some minor changes to better respond to potential land use conflicts.

HortNZ supports provisions for shelterbelts contained within the proposed plan.

HortNZ seeks an approach to provide for ancillary rural earthworks.

In the proposed plan, greenhouses are not included in the definition of 'Intensive Primary Production' which HortNZ supports.

HortNZ seeks the following amendments to the noise chapter:

- Better alignment of NOISE - O1 objective to align the maintenance of values with the zone the noise is occurring in.

- Redrafting NOISE – R3 to allow for effective use of Audible Bird Scarers.
- Setbacks to avoid potentially conflicting land use effects.
- HortNZ seeks provisions to provide for the active management of pest plants and pest animals including those identified in the Regional Pest Management Plan and unwanted organisms under the Biosecurity Act 1993.

3. Proposed Waitaki District Plan

3.1. Strategic Direction

The strategic direction appropriately enables rural productivity and protects highly productive land. HortNZ seeks strengthened wording to address reverse sensitivity effects.

3.2. Future proofing the proposed district plan to enable continued operation and growth of horticulture in the district

It is important the district plan is future-proofed so that is fit-for-purpose and responsive to change over its approximately ten-year life (under the current RMA review timeframes), notwithstanding the RMA reforms. The review of the district plan is occurring in a dynamic space of change, including freshwater regulations, climate change mitigation and adaptation and national policy context in terms of matters such as highly productive land, biodiversity and urban development. This highlights the importance of future-proofing the availability of resources to supply the district's growing population and providing for horticultural operations as employers in the Waitaki community.

3.3. General Zoning Approach

HortNZ generally supports the delineation of the General Rural Zone and Rural Lifestyle zones as enabling productive rural activities, particularly on HPL.

HortNZ seeks a strengthening of the strategic provisions in rural areas, to ensure reverse sensitivity effects do not compromise use of this Highly Productive Land.

3.4. Highly Productive Land

The National Policy Statement for Highly Productive Land (NPSHPL) seeks to protect HPL (HPL) for primary production uses. The objective and policies provide clear avoid policies against inappropriate subdivision, use and development of HPL. There are also specific protection clauses for existing use, productive uses and reverse sensitivity.

The NPSHPL has one Objective: *Highly productive land is protected for use in land-based primary production, both now and for future generations.* There are nine policies which support the objective. The policies set a clear pathway that HPL is to be protected - urban rezoning, rezoning and development as rural lifestyle, and subdivision, are activities to be avoided. Policy 9 also provides for reverse sensitivity effects to be managed so as not to constrain land based primary production on HPL.

HortNZ notes the alignment of the proposed plan with the NPSHPL. Some strengthening of provisions to create further alignment are sought.

HortNZ suggests that the Waitaki District Plan includes provisions to enable the transfer of titles. Transferable titles can be used to avoid the loss and fragmentation of highly productive land where an owner of subdivided land in the Rural Zone can sell subdivision rights to the owner of land in an area less important for rural production. Waipa District Plan in the Waikato Region provides an example of transferable title provisions.²

3.5. Reverse Sensitivity

Reverse sensitivity issues are becoming an increasing problem for the horticulture sector as more people move into productive areas who do not have realistic expectations with regards to the activities that can occur because of primary production. Horticulture tends to be particularly susceptible to reserve sensitivity effects due to the location of highly productive land often being located near urban centres and/or the land they operate on being subject to demand for urban development.

It is important for district plans to include a robust management response. Setbacks are an important management tool in helping to manage the potential for reverse sensitivity effects. As a permitted activity requirement, they do not preclude development within a lesser distance but at least ensure that a site-specific assessment can be made through a resource consent process. HortNZ is pleased to see a definition of reverse sensitivity in the plan.

The proposed plan recognises the need to maintain rural character in relation to subdivision. However, some further wording is needed to enable the avoidance or mitigation of effects on existing lawfully established properties. Further clarity is also sought in the plan regarding subdivision outcomes and policies, which flows through to the rules.

4. Providing for horticultural activities in the rural environment

4.1. Seasonal Worker Accommodation

Seasonal worker accommodation (SWA) 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 where workers will be required to commute.

HortNZ supports the provision for SWA in the proposed plan, including a definition for SWA and rules to recognise SWA and its role in enabling the primary production purpose of the Rural Zone.

² [District Plan - Waipā District Plan](#)

HortNZ seeks some changes to the rules to better align with horticultural sector and worker needs for SWA.

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

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 supports the specific definitions for ACPS's and CSS's in the proposed plan. HortNZ is seeking some minor changes to better respond to potential land use conflicts.

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.

HortNZ supports provisions for shelterbelts contained within the proposed plan.

4.4. Earthworks

The horticulture sector 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 burying of infected material in response to a declaration by MPI, as well as in a biosecurity emergency, i.e.:

- 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

4.5. Approach to Managing Greenhouses

Historically, and with changing practice, crop types and diversification in the horticultural sector, growers have become increasingly reliant on a variety of covered cropping methods to support rural production activities. Growing within a greenhouse can produce a more consistent yield and consistent quality of product for longer periods of the year in comparison to outdoor growing. On this basis HortNZ seeks a definition of greenhouse be included.

In the proposed plan, greenhouses are not included in the definition of 'Intensive Primary Production' which HortNZ supports. This is consistent with the definition for Intensive primary production in the National Planning Standards:

*"Means primary production activities that principally occur within buildings and involve growing fungi or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry"*³.

HortNZ does not consider that the rules for intensive primary production are appropriate for greenhouses, and instead they can be addressed through the rules applicable to primary production (which include performance standards relating to matters such as building coverage, height, setbacks, transport, light, noise etc.).

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.

HortNZ seeks the following amendments:

- Better alignment of NOISE - O1 objective to align the maintenance of values with the zone the noise is occurring in.
- Redrafting NOISE - R3 to allow for effective use of Audible Bird Scarers.
- Setbacks to avoid potentially conflicting land use effects.

4.7. Biosecurity

The issue of biosecurity relates to the maintenance and enhancement of biodiversity values in the district. There is a need for rapid response in the event of a biosecurity incursion of an unwanted organism. Vegetation removal, burial, burning and spraying of material are methods that may be used. It is therefore important that the plan adequately provides for these activities to be undertaken.

HortNZ seeks provisions to provide for the active management of pest plants and pest animals including those identified in the Regional Pest Management Plan and unwanted organisms under the Biosecurity Act 1993.

³ <https://environment.govt.nz/assets/publications/national-planning-standards-november-2019-updated-2022.pdf>

Submission on Proposed Waitaki District Plan

Without limiting the generality of the above, HortNZ seeks the following decisions on the proposed 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 bolded underline, and deletions by strikethrough text.

Provision	Support/ oppose	Reason	Decision sought
New definition: Ancillary rural earthworks		<p>Requested in feedback.</p> <p>In the event of a biosecurity incursion of an unwanted organism there is the need to be able to respond rapidly to manage spread. Vegetation removal, burial, burning, spraying of material are methods that may be used, including in riparian areas.</p> <p>HortNZ seeks a definition that includes the burying of material infected by unwanted organisms as declared by the Ministry for Primary Industries Chief Technical Officer This would allow farmers and growers to undertake earthworks related to burying material in the event of a biosecurity incident as a permitted activity. Burying material is an important method for disposing diseased plant material, to keep diseased plant material contained and/or when burning conditions are not suitable.</p>	<p>Insert a definition of Ancillary Rural Earthworks to include provisions for biosecurity related activity as a permitted activity.</p> <p>means:</p> <p>a. <u>Normal agricultural and horticultural practices, such as cultivating and harvesting crops, ploughing, planting trees, root ripping, digging post holes, maintenance of drains, troughs and installation of their associated pipe networks, and realignment of fencelines, drilling bores and offal pits, burying of dead stock and plant waste;</u></p> <p>b. <u>Land preparation and vegetation clearance undertaken as part of horticultural plantings; and</u></p> <p>c. <u>Maintenance of existing walking tracks, farm and forestry</u></p>

Provision	Support/ oppose	Reason	Decision sought
		<p>There are a range of threshold levels for biosecurity incursions and it is only when a biosecurity emergency is declared by the Minister that the emergency provisions in the Biosecurity Act override the RMA provisions. In other situations a declaration may be made by the Chief Technical Officer of Ministry of Primary Industries (MPI). In such a declaration the regional and district plan rules need to be met in terms of disposal of infected material and given the urgency required it is not practical to have to obtain resource consent. Therefore provisions in the district plan need to enable disposal or treatment of material to be undertaken in response to a biosecurity incursion.</p> <p>HortNZ seeks that the definition of Ancillary Rural Earthworks include provisions for biosecurity related activity.</p> <p>This definition has been included in a number of existing and proposed district plans:</p> <ul style="list-style-type: none"> • Auckland Unitary Plan • Proposed Waikato District Plan – Decisions Version 	<p><u>tracks, driveways, roads and accessways within the same formation width.</u></p> <p><u>d. Erosion and sediment controls for primary production.</u></p> <p><u>d. the burying of material infected by unwanted organisms as declared by the Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993</u></p>

Provision	Support/ oppose	Reason	Decision sought
		<ul style="list-style-type: none"> Partially Operative Selwyn District Plan Proposed Timaru District Plan 	
Audible bird-scaring device	Support	Support definition	Retain as proposed
Crop Protection Structure	Support	Support definition	Retain as proposed
Crop Support Structure	Support	Support definition	Retain as proposed
Earthworks	Support	Support as consistent with National Planning Standards definition	Retain as proposed
Highly productive land	Support	Support definition as consistent with the NPS-HPL	Retain as proposed
Intensive primary production	Support	Greenhouses not included	Retain as proposed
Primary production	Support	Support definition as consistent with National Planning Standards definition	Retain as proposed
Reverse sensitivity	Support	Recognises the impacts of new activities on existing operations. Consistent with other districts	Retain as proposed
Rural industry	Support	Support definition as consistent with National Planning Standards definition	Retain as proposed

Provision	Support/ oppose	Reason	Decision sought
Seasonal Worker Accommodation	Support	Recognises SWA as specifically responding to primary production, rural industry or post-harvest needs, and the short-term nature of SWA.	Retain as proposed
Sensitive activity	Support	Support definition	Retain as proposed
Sensitive environment	Support	Support definition	Retain as proposed
Shelterbelt	Support	Support provision for horticulture as important to horticultural operations.	Retain as proposed
SD-RA-O1	Support	Support objective	Retain as proposed
SD-RA-O2	Support	Support objective. Important reference to growing food.	Retain as proposed
SD-RA-O3	Support in part	Strategic direction should connect with Rural Zone objective for rural amenity, as well as character.	Amend as proposed Amend: Ensure development remains compatible with rural character <u>and rural amenity</u> and avoids reverse sensitivity impacts <u>that would compromise primary production or the use of highly productive land.</u>
SD-UFD-O3	Support	Support objective	Retain as proposed

Provision	Support/ oppose	Reason	Decision sought
SD-RRNH-O1	Support in part	Support an objective that seeks to enable the community and activities to adapt to climate change.	Amend as follows: 2. enabling the community <u>and activities</u> to adapt to climate change;
ENG-O2	Support	Support objective	Retain as proposed
ENG-P8	Support	Support policy	Retain as proposed
INF-P1	Support	Support policy	Retain as proposed
INF-P9	Support	Aligns with NPSHPL 3.9(2)(j).	Retain as proposed
HAZS-O1	Support in part	Support objective but re-name ;Hazardous Substances'	re-name ;Hazardous Substances'
HAZS-P1	Support in part	Support policy but re-name ;Hazardous Substances'	re-name ;Hazardous Substances'
NH-O1	Support	Support objective	Retain as proposed
NH-P2	Support	Support policy	Retain as proposed
NH-R4	Oppose	The provision does not enable erosion and sediment controls that might typically be required to support a primary production activity.	Amend to include as a PER activity ' <u>ancillary rural earthworks</u> '
NH-R6	Support	Support rule	Retain as proposed

Provision	Support/ oppose	Reason	Decision sought
NH-R13	Support	Consistent with other provisions in plan.	Retain as proposed
NATC-P1	Support in part	<p>Support policy that enables appropriate buildings, structures, earthworks, vegetation clearance and planting within riparian margins.</p> <p>The policy should extend to enabling appropriately located new erosion and sediment control devices that might be required to support primary production activities.</p>	<p>Add</p> <p><u>X. structures, earthworks, vegetation clearance and planting necessary for the implementation of erosion or sediment controls, or for the purpose of mitigating effects on the waterbody</u></p> <p>4. vegetation clearance where it is to remove pest species, <u>or is required as part of a biosecurity response</u>, and appropriate planting of indigenous vegetation, recognising it can help to restore or enhance natural character;</p>
NATC-P5	Support in part	Support policy enabling the removal of vegetation identified as a pest species or an organism of interest in the Regional Pest Management Plan that applies to the particular location. This should be extended	<p>Amend:</p> <p>enabling the removal of vegetation identified as a pest species, <u>material infected by an unwanted organism as declared by the Ministry of Primary Industries Chief Technical Officer or an</u></p>

Provision	Support/ oppose	Reason	Decision sought
		to <u>enable vegetation removal as part of a biosecurity response.</u>	<u>emergency declared by the Minister under the Biosecurity Act 1193</u> , or an organism of interest in the Regional Pest Management Plan that applies to the particular location.
NATC-R1	Support in part	The rule should extend to enabling appropriately located new erosion and sediment control devices that might be required to support primary production activities.	Amend, to include <u>PER -X The structures is an erosion or sediment control</u>
NATC-R2	Support in part	Support rule enabling the removal of vegetation identified as a pest species or an organism of interest in the Regional Pest Management Plan that applies to the particular location. This should be extended to <u>enable vegetation removal as part of a biosecurity response.</u>	Amend PER-6 The vegetation being cleared has been identified as a pest species, <u>material infected by an unwanted organism as declared by the Ministry of Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1193</u> , or an organism of interest in the applicable Regional Pest Management Plan and the vegetation has not been planted for flood protection or erosion management purposes;

Provision	Support/ oppose	Reason	Decision sought
			Amend to permit cultivation, where it is meets the Regulation 50 of the NES-FM 2020, or is permitted by the applicable regional rules.
NATC-R4	Oppose in part	<p>Oppose limitation on exotic vegetation within riparian margins to poplar or willow.</p> <p>Erosion and sediment controls may include a variety of indigenous and exotic vegetation.</p>	<p>Amend:</p> <p>Where Per-1 The vegetation is poplar or willow (excluding <i>Salix x fragilis</i>) <u>or required for an erosion and sediment control device</u>; and</p>
NFL-R1	Support	Support rule (clause 8.)	Retain as proposed
New provisions		Transferable titles can be used to avoid the loss and fragmentation of highly productive land where an owner of subdivided land in the Rural Zone can sell subdivision rights to the owner of land in an area less important for rural production.	Include provisions to enable the transfer of titles.
SUB-O2		SUB-O2 references to the need to maintain rural character but has no specific outcome that requires avoidance where practicable, or mitigation where avoidance is not practicable	<p>Amend objective as follows:</p> <p><u>11. Ensures that reverse sensitivity effects of subdivision on permitted and</u></p>

Provision	Support/ oppose	Reason	Decision sought
		of reverse sensitivity effects of subdivision on existing lawfully established activities. This is necessary to support SUB-P12 and applicable at all existing and future zone interfaces and between activities.	<u>existing lawfully established activities are avoided where practicable, or mitigated where avoidance is not practicable.</u>
SUB-P10	Support in part	Other matters, including health and safety and potential constraints on highly productive land need to be provided for.	Amend to include the following consideration: <u>3. Any health and safety risks or constraints on the ability to use highly productive land.</u>
SUB-P12	Support in part	Support recognition of the need to minimise the potential for reverse sensitivity effects and/or conflict with existing and permitted activities on adjoining sites.	Amend to add link to strategic direction relating to highly productive land: <u>X. Protect highly productive land from loss, fragmentation or incompatible use</u>
SUB-P16	Support in part	Support recognition of the need to manage reverse sensitivity effects and/or conflict with existing and permitted activities on adjoining sites however the policy is confusing in the outcomes sought.	Amend 7. incorporates sufficient separation from zone boundaries, <u>and transport networks</u> and <u>primary production activities to minimise the potential for</u>

Provision	Support/ oppose	Reason	Decision sought
		Support requirement to protect the productivity of the land for primary production activities in the GRUZ.	any reverse sensitivity effects and/or conflict with existing and permitted activities on adjoining sites ;
SUB-R4	Support in part	The matters of control should specifically address reverse sensitivity concerns to give effect to the plans wider policy approach.	Add another matter of control: <u>measures proposed to avoid potential adverse effects, including reverse sensitivity effects, on existing and permitted primary production activities.</u>
SUB-S4	Support	Support building platform criteria that requires demonstration of compliance with setbacks.	Retain as proposed.
EW-O1	Support	The objective is appropriate.	Retain as proposed.
EW-P4	Support in part	Support policy that enables earthworks that support the operational efficiency of primary production which should extend to a defined range of ancillary rural earthworks.	Amend EW-P4 as follows: Enable earthworks that support the operational efficiency of primary production activities, including ancillary rural earthworks, the maintenance and repair of existing

Provision	Support/ oppose	Reason	Decision sought
			farm tracks, yards, irrigation systems, fences, dams, stormwater infrastructure
EW-R1	Support in part	Include PA activity status for rural ancillary earthworks typically associated with primary production including that required to establish and maintain erosion and sediment controls typically associated with outdoor farming systems	Amend rule as follows: Activity status: Permitted Where: PER-1 <u>Earthworks are Ancillary Rural Earthworks</u> PER-1 For all other earthworks EW-S1, EW-S2, EW-S3, EW-S4 and EWS5 Are complied with.
EW-R2	Support in part	Include PA activity status for rural ancillary earthworks typically associated with primary production including that required to establish and maintain erosion and sediment controls typically associated with outdoor farming systems.	Amend rule as follows: PER-1 <u>10. Earthworks are Ancillary Rural Earthworks</u>
EW-R5	Support in part	Include PA activity status for rural ancillary earthworks typically associated with primary	Amend rule as follows:

Provision	Support/ oppose	Reason	Decision sought
		production including that required to establish and maintain erosion and sediment controls typically associated with outdoor farming systems.	PER-3 <u>1.j. Earthworks are Ancillary Rural Earthworks</u>
FUG-P2	Support	Support policy that directs the integration of new development with <u>adjoining</u> General Rural Zone and Rural Lifestyle Zone areas to reduce <u>reverse sensitivity</u> issues;	Retain as proposed.
NOISE-O1	Support in part	<p>There is a lack of clarity and certainty in the policy as to how it would be applied in measures to control activities and levels of noise in each zone.</p> <p>Such controls are implemented through zone rules so it is appropriate that the policy is linked to the zone in which the activity is occurring.</p>	<p>8. Replace receiving environment with zone in which activity is occurring.</p> <p>I support a change to NOISE-O1 as follows:</p> <p><i>'Maintain the predominant character and amenity values of the receiving environment <u>zone in which the activity is occurring</u> by controlling the types of activities and levels of noise permitted in each zone'</i></p>
NOISE-O2	Support	Support need to minimise conflict of new activities on existing rural activities	Retain as proposed
NOISE-P1	Support	Support policy	Retain as proposed

Provision	Support/oppose	Reason	Decision sought
NOISE-P2	Support in part	Support 1. Except, need provision for use of short-duration noise where needed for primary production E.g.: Audible Bird Scarers ½ hr before sunrise & after sunset & frost fans. Support 2.	Amend policy to allow for short-duration noise where needed for primary production
NOISE-P3	Support	Support policy	Retain as proposed
NOISE-P4	Support	Support policy	Retain as proposed
NOISE-E1	Support	Support rule that noise standards don't apply to general primary production in the GRUZ, except for ABSDs and frost fans.	Retain as proposed
NOISE-R3	Support in part	Support 1.3. and 4. PER-2. Six audible events in a 60 min period with an event being three shots is not enough to maintain scaring activity. Generally, most plans have 12 events with three to four shots per event allowed.	Re-draft to allow 12 events per hour, 3-4 shots per event. Reciprocal setback for residential activities from ABSD needed.
NOISE-R4	Support in part	It is appropriate to provide for the operation of frost fans to support horticultural activity. Additional provisions are needed to reduce potential conflict between land use.	Setbacks between residential activities and frost fans needed, both in terms of establishment of frost fans and establishment of new residential activities. 200m is suggested.

Provision	Support/ oppose	Reason	Decision sought
RESZ-P1	Support in part	The suggested amendment meets the intent of NPS HPL.	1. that the expansion of urban areas onto highly productive land is avoided, unless there are no reasonably practicable alternatives.
GENERAL COMMENT		<p>Difference in terminology - introduction for general strategic direction versus intro for rural zone.</p> <p><i>The focus of the zone is on retaining the productive potential of land to be able to be used for primary production activities. Built character is focused on residential units supporting primary production activities and farming infrastructure, including sheds and farm tracks. The provisions seek to retain the focus of this Zone being for primary production activities and retaining the current open rural character. The General Rural Zone provides a structure to enable and manage the effects of land use and development associated with agriculture, horticulture, conservation, tourism, and other rural activities within the wider rural area.</i></p>	

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GRUZ-O1	Support in part	General Rural Objective should reflect SD-RA-O1.	Introduce wording to reflect SD-RA-O1: <i>Rural productive opportunities are enabled in the rural environment to recognise and sustain the significant contribution of primary production and rural industry activities to the social, cultural and economic well-being of the district.</i>
GRUZ-O2	Support in part	Support description of rural character, however the characteristics of sights, odour and sound form part of the expected amenity of productive rural environments.	The character of the General Rural Zone remains dominated by open space and vegetation, including paddocks, trees, natural features and primary production activities over buildings, while recognising that primary production and other uses requiring a rural location, can result in buildings, sights, odours and sounds that are managed at an appropriate level <u>an expected and accepted part of rural character, provided they are managed at an appropriate level.</u>
GRUZ-O3	Support in part	Support as giving effect to the NPS-HPL. Needs to align with NPSHPL 'Policy 4: <i>The use of highly productive land for land-based primary production is prioritised and supported.</i> '	Amend: The value and long-term benefits of using highly productive land for primary production are

Provision	Support/ oppose	Reason	Decision sought
			recognised <u>enabled</u> , and its availability for use in <u>primary production</u> is protected from inappropriate <u>subdivision</u> , use and development, both now and for future generations.
GRUZ-O4	Support	Support	Retain as proposed.
GRUZ-O5	Support in part	Support functional or operational need test for non-primary production activities to establish in the GRUZ. However, as per the NPS description of the GRUZ, the zone is intended to provide for a range of activities that support primary production, including rural industry. Suggest wording addition to clarify that activities that support primary production do not need to pass a functional or operational need test in the GRUZ.	Rural areas are retained for primary production and <u>activities that support primary production</u> , or conservation activities, and the establishment of commercial activities, industrial activities, recreational activities and non-residential visitor accommodation is limited only to those that are reliant on the resources, or have a functional need or operational need to establish in the rural environment.
GRUZ-OXX		Add an objective on minimising reverse sensitivity, to align with SD-RA-O3 and to support greater reverse sensitivity provisions in the policy and rule framework for activities in the GRUZ.	Insert: <u>GRUZ-OXX:</u> <u>Allows <u>primary production</u>, those activities that directly support <u>primary production</u> and have a functional or operational need to locate with the General Rural Zone and <u>important</u></u>

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			<u>infrastructure</u> , to operate without being compromised by incompatible activities and <u>reverse sensitivity</u> effects
GRUZ-P1	Support in part	<p>Support policy intent as giving effect to the NPS-HPL.</p> <p>The wording of clause 5 infers that any activity that is not land-based primary production is an inappropriate use and development of HPL. However, clause 3.9(2) of the NPS-HPL identifies other activities that are appropriate on HPL. Suggest rewording to reflect the intent of the NPS-HPL.</p>	<p>Amend as follows:</p> <p>5. Avoiding inappropriate use and development <u>of highly productive land</u> that is not land based primary production.</p>
GRUZ-P2	Support in part	<p>Support policy to control development in the GRUZ.</p> <p>Clause 6 references minimising reverse sensitivity effects of new development. Suggest that this should be more specific to minimising the risk of reverse sensitivity of new development on primary production activities to reflect the intent of SD-RA-O3 and to recognise the importance primary production activities in the GRUZ.</p>	<p>Amend as follows:</p> <p>6. recognising lawfully established rural activities and minimising reverse sensitivity effects of new development <u>on primary production activities in the General Rural Zone.</u></p>

Provision	Support/ oppose	Reason	Decision sought
GRUZ-P3	Support in part	<p>GRUZ-P3 is an uneasy fit with GRUZ-P2 and does not extend the matters covered by P2 into logical policy on the design of development in rural areas particularly as it relates to the development of sensitive activities.</p> <p>1. How is the 'environment of the zone' to be interpreted? Dominance and privacy concerns should relate to sensitive activities and the plan provide a policy and method response for those activities that can compromise achieving the purpose of the zone set out in GRUZ-O1.</p>	Amend the policy and method response for those sensitive activities that can compromise achieving the purpose of the zone set out in GRUZ-O1.
GRUZ-P4	Support in part	Support policy that seeks avoidance of ad-hoc subdivision where growth to Settlement or Rural Lifestyle zones has not been planned for.	Add ' and setbacks ' after land use zones
GRUZ-P6	Support	Provides recognition of continued primary production in these areas	Retain policy
GRUZ-P8	Support	Encouraging energy and resource efficiency is supported.	Retain policy

Provision	Support/ oppose	Reason	Decision sought
GRUZ-P9	Support in part	Support an outline development plan approach to any development extension of existing settlements or rural lifestyle areas.	<p>Amend</p> <p>Provide for any substantial development extension of existing settlements or rural lifestyle areas where:</p> <p><u>f. addresses the interface with the GRUZ and the primary production activities it does or can support and provides measures to minimise the potential for reverse sensitivity effects including but not limited to:</u></p> <ul style="list-style-type: none"> • <u>a sufficient separation distance of habitable buildings with the General Rural Zone.</u> • <u>use of roads or reserves at the zone interface.</u> • <u>Requiring acoustic mitigations through fencing and building standards.</u> • <u>Orientation of lots and anticipated development.</u> • <u>Size of lots to support mitigations including planting.</u>
GRUZ-R1	Support	Support use of standards for building activities.	Retain rule

Provision	Support/ oppose	Reason	Decision sought
GRUZ-R3	Support	Support PA status for shelterbelts.	Retain as proposed
GRUZ-R4		Amendments needed to manage potential reverse sensitivity effects.	<p><u>Activity status: PERMITTED</u></p> <p><u>Where:</u></p> <p>1. <u>Any new residential activity locating within 200m of an Audible Bird Scaring Device or 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 exceed 30dB LAeq when windows are closed and Audible Bird Scaring Devices or Frost Fans are operating.</u></p> <p><u>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.</u></p>

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			<p><u>Activity status when compliance not achieved: RESTRICTED DISCRETIONARY ACTIVITY</u></p> <p><u>Council's discretion is restricted to the following matters:</u></p> <ol style="list-style-type: none"> 1. <u>Ability to meet internal noise standard</u> 2. <u>Potential reverse sensitivity effects</u> 3. <u>Mitigation methods</u>
GRUZ-R7	Support in part	Support PA status, however the matters of discretion should also consider the need for a minor residential unit to support primary production where it is unable to meet permitted activity standards.	<p><u>Add new matter of discretion:</u></p> <p>The need for a minor residential unit to support primary production where it is unable to meet permitted activity standards</p>
GRUZ-R11	Oppose in part	Oppose permitted activity status for recreation activities in the GRUZ. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted	Amend activity status to DIS or require minimum 30m setback.

Provision	Support/ oppose	Reason	Decision sought
		activity rule as being an appropriate resource management response in this zone. GRUZ-O5 refers to a functional or operational need test for recreational activities in the GRUZ that is not reflected in the proposed PA rule.	
GRUZ-R13	Oppose in part	<p>Oppose permitted activity status for conservation activities in the GRUZ. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response in this zone.</p> <p>The definition includes visitor facilities which could bring a number of people – sensitive to the effects of primary production, close to and in conflict with IPP.</p>	Amend activity status to DIS or require minimum 30m setback.
GRUZ-R14	Support in part	<p>The rule's intent appears to be to provide for retail shops alongside the site's primary production activities. Amend rule to make this clear.</p> <p>Selling produce not produced on site alongside the grower's produce allows for a</p>	<p>Change title of rule. Amend rule to make it clear it relates to retail associated with primary production activities.</p> <p>1. farming produce (including milk, fruit, vegetables, plants,</p>

Provision	Support/ oppose	Reason	Decision sought
		more viable retail operation, especially where the site needs to be staffed.	flowers, or eggs) produced on the site , or honey processed on the site; or Add another rule to cover the establishment of other commercial activities in the rural zone.
GRUZ-R17	Support in part	<p>PER - 1 and PER - 2: Growing units may be made up of more than one land parcel (site) of varying sizes, from 1 hectare upwards. Requiring workers to be employed on the site and setting a minimum site size of 20 ha could therefore be problematic. The need for seasonal workers is dictated by the type of primary production rather than the site size.</p> <p>PER-6: Typically seasonal workers do not hold NZ drivers' licenses. They are often transported in vans, with 6 workers to a van. Allowing up to 12 in seasonal accommodation aligns with capacity of 2 vans.</p>	<p>PER-1 - The building and/or any campsite is only to be used by workers employed on the site, <u>as seasonal workers</u> and</p> <p>PER - 2 Remove the 20 ha minimum site size.</p> <p>PER - 6 Increase number to 12 workers.</p> <p>Non-compliance with this rule should be assessed as a Restricted Discretionary Activity as the effects are known.</p>
GRUZ-R19	Support in part	Framework for rural industry is appropriate, with inclusion of reverse sensitivity effects.	Amend as follows:

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			3. the extent of adverse effects, <u>including reverse sensitivity effects</u> , on existing or permitted activities;
GRUZ - R21	Support	Support DIS activity status for a community facility	Retain as proposed
GRUZ-R22	Support	Support DIS activity status for an industrial activity	Retain as proposed
GRUZ-R24	Support	Support NC activity status for a retirement village.	Retain as proposed
GRUZ-R25	Support	Support NC activity status for an educational facility.	Retain as proposed
GRUZ-S2	Support	Heights proposed are appropriate.	Retain as proposed
GRUZ-S3	Support	Appropriate coverage threshold for permitted activity status.	Retain as proposed
GRUZ-S5	Support in part	Provide for a stepped setback which requires Crop Protection Structures to be set back only where they are adjacent to residential units. Refer Env Court Consent Order. ⁴	Amend to allow for stepped set back in response to residential activities. Amend matters of discretion, are restricted to:

⁴ Environment Court Appeal Decision.
Decision [2024] NZEnvC 063

Provision	Support/ oppose	Reason	Decision sought
		<p>Support a minimum 20m setback for residential units from an internal boundary. Consider aligning to the wildfire risk setback of 30m.</p> <p>Oppose the lack of matters of discretion to consider reverse identify issues.</p>	<u>5. Actual or potential reverse sensitivity effects on primary production activities.</u>
GRUZ-S7	Support in part	Oppose GRUZ-S7 3. This clause is likely to result in large areas of productive land being unavailable for use. Potential effects can be addressed using stepped setbacks in response to residential activities.	
GRUZ-S8	Support	Appropriate standards for hours of operation	