

# **SECTION 42A REPORT**

Report on submissions and further submissions

**Topic: General Rural Zone**

**Report prepared by: C. O'Callaghan**

**Dated: 27 March 2024**

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## List of submitters and further submitters addressed in this report

Submission No	Submitter
46	Federated Farmers
14	New Zealand Pork Industry Board (NZPIB)
47	Forest and Bird
53	Director-General of Conservation (DoC)
08	Manulife Forest Management New Zealand Limited (MFMNZL)
42	Ventus Energy
27	Horticulture New Zealand (Hort NZ)
04	New Zealand Agricultural Aviation Association (NZAAA)
12	Heli A1 Limited
19	PF Olsen
23	Balance Agri-Nutrients
16	Fire and Emergency New Zealand (FENZ)
24	Ministry of Education (MoE)
02	New Zealand Helicopter Association (NZHA)
43	Graymont (NZ) Limited
39	Firstgas
17	Waka Kotahi
30	New Zealand Forest Managers (NZFM)
29	Aggregate and Quarry Association (AQA)
10	Waikato Regional Council (WRC)
38	Te Tokanganui- a-noho Whare (TTRMC)
50	Te Nehenehenui
18	Auckland Waikato Fish and Game (AWFG)
FS12	Manulife Forest Management New Zealand Limited (MFMNZL)
FS04	Farmers Air
FS03	Director-General of Conservation (DoC)
FS08	Graymont (NZ) Ltd
FS14	NZ Defence Force
FS20	Sheryl Paekau
FS17	NZ Speleological Society
FS10	King Country Energy
FS18	Omya
FS13	New Zealand Agricultural Aviation Association (NZAAA)
FS15	New Zealand Helicopter Association (NZHA)
FS07	Grant Lennox
FS23	Te Nehenehenui
FS05	Federated Farmers
FS19	PF Olsen

# **1. Introduction**

## **1.1 Qualifications and Experience**

1. My name is Cathy O'Callaghan. I am contracted by Waitomo District Council to assist with the hearings process for the proposed plan. I hold a first class honours degree in resource and environmental planning from Massey University and a post-graduate qualification in agricultural-environmental science. I have been employed in consenting and policy planning roles in consultancy services, local, regional and central government for over 30 years. I drafted the provisions of the general rural zone.

## **1.2 Code of Conduct**

2. I confirm that I have read the Code of Conduct for Expert Witness in the Environment Court Practice Note 2014 and that I have complied with it when preparing this report. Other than when I state that I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.
3. I am authorised to give this evidence on the Council's behalf to the proposed district plan Hearings Commissioners (the Commissioners).

## **1.3 Conflict of Interest**

4. I wish to declare a conflict of interest relating to Horticulture New Zealand. I am the director of a small holding growing kiwifruit and avocados in Thames-Coromandel District. All commercial growers pay a levy to Horticulture New Zealand which in part funds submissions to central and local government. I do not have any property, interests or investment relationships in Waitomo District. To the best of my knowledge, I confirm that I have no other real or perceived conflict of interest.

## **1.4 Preparation of this report**

5. I am the author of this report. The scope of evidence in this report relates to the evaluation of submissions and further submissions received in relation to the provisions related to general rural zone.
6. The data, information, facts, and assumptions I have considered in forming my opinions are set out in my evidence. Where I have set out opinions in my evidence, I have given reasons for those opinions. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

## **2. Scope of Report**

### **2.1 Matters addressed by this report**

7. The provisions of the general rural zone and its associated definitions are covered by this report. The scope of my evidence relates to the evaluation of submissions and further submissions received in relation to the provisions related to the general rural zone, insofar as they relate to land use (and by reference only, to subdivision).
8. This report is prepared in accordance with section 42A of the Resource Management Act 1991 (RMA). This report considers submissions that were received by the Council in relation to the provisions relating to the management of the general rural zone within the Waitomo proposed district plan. Other effects and activities are addressed in various section 42A reports including transport, noise and earthworks.

### **2.2 Overview of the zone**

9. The general rural zone comprises the majority of the district. These rural areas are primarily pastoral, working environments supporting farming, forestry, tourism and recreation. Approximately 53% of the general rural zone is farmed as high producing, exotic grasslands, while around 7% is used for plantation forestry. Farm sizes vary, but a significant proportion of farm operations (47%), are 200 hectares or larger. Highly productive land (Land Use Capability Classes 1-3) comprises only 10% of the general rural zone with classes 4-7 making up 85% of the remainder.
10. Notwithstanding the predominance of primary production in the zone, the rural areas of the district are diverse and strongly interconnected to the natural environment. There are multiple water bodies, estuarian and coastal environments, extensive areas of karst and pristine indigenous forests.
11. The general rural zone also contains the aerodrome precinct (PREC3) at Te Kūiti which aims to facilitate the use of the site for commercial and recreational aviation activities. The general rural zone has the specific aim of addressing the following issues:
  - Management of reverse sensitivity issues, particularly where sensitive land uses constrain existing primary production activities.
  - A declining rural population which is having a negative effect on the social and community wellbeing of the district's rural communities.
  - Sprawl of urban development into rural land.
  - The effects of land development and other human activities on karst and the associated cave systems.
  - The use and development of natural resources in the general rural

zone, and the positive benefits of rural production, allows people to provide for their own economic and social wellbeing, and contributes to the wellbeing of the District.

- Earthworks and vegetation clearance and other forms of land development (including farming and forestry development, down slope cultivation, tracking, roading construction and maintenance), if inadequately managed, may increase the risk of erosion and thus increase the risk of adverse effects on water quality and the degradation of eco-systems and habitats.
- Earthworks, vegetation clearance and land development for rural activities may damage or destroy sites of archaeological, historical and cultural significance.
- The intensive farming of animals (usually within buildings) may create adverse effects such as odour, dust emissions, noise and effects on water quality from effluent disposal.
- Heavy vehicles typically associated with rural land uses such as forestry, extractive industry, dairying and other stock and product movements, may adversely affect the safe and efficient operation of roads through the damage caused to the road surface and conflicting traffic patterns between through traffic and turning vehicles.
- Extractive industry may adversely affect the amenity of rural areas through the discharge of stormwater, dust emissions and noise and visual effects, and may have adverse effects on habitat values.
- Effluent discharge associated with residential use of rural land may degrade ground water and watercourses, and significant estuaries.
- Concentrated residential development may adversely affect the visual character of the rural environment and the natural character of the coastal environment.
- Public access to and protection of riparian margins of significant water bodies and the coast may be hindered by residential development in rural areas.
- The establishment, management and retention of vegetative cover of riparian margins has benefits for soil conservation, water quality, natural character and habitat for indigenous flora and fauna.
- Buildings close to boundaries, may have adverse effects on sunlight and privacy.
- Large non-farm buildings may have adverse effects on landscape and rural amenity values.
- The primary productive use of soils can be constrained by subdivision and development
- Located within the rural area of the district is the Te Kūiti Aerodrome.



### **3. Consideration of submissions received**

#### **3.1 Overview of submissions**

13. The table of submissions is contained in Appendix 1 of this report. 427 submission points and further submission points were received on the general rural zone (GRUZ).

#### **3.2 Structure of this report**

14. This report is structured into 11 topic areas, being:

- Topic 1: Overview
- Topic 2: Indigenous biodiversity
- Topic 3: Karst Systems
- Topic 4: Energy
- Topic 5: Plantation forestry
- Topic 6: Intensive indoor primary production
- Topic 7: Rural Activities
- Topic 8: Agricultural aviation
- Topic 9: Reverse Sensitivity
- Topic 10: Tourism
- Topic 11: Aggregates and minerals
- Topic 12: Horticulture
- Topic 13: Other matters

### **4. Analysis and recommendations**

#### **Topic 1: Overview**

15. The NZPIB request an amendment to the overview at the front of the chapter. They submit that the National Planning Standards provide a zone description for the GRUZ and consider that for consistency and ease of plan interpretation, the overview should adopt that zone description. It is considered that the proposed amendment provides a clearer description of the GRUZ and improves the readability of the section. The proposed amendment also references food security which is currently absent in the description of the function of the zone. The amendment would read:

The General Rural Zone is primarily a pastoral working environment, used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location, including tourism and recreation.



The General Rural Zone is recognised for its food production values and the contribution of activities within the zone to domestic and international food security.

~~The rural areas of the district are primarily a pastoral, working environment that are reliant on the land and soil resource to support a range of activities including farming, forestry, tourism and recreation. These areas are~~ The zone is also reliant on people and communities to function effectively.....

16. Section 32AA: The recommended amendments provide clarification to assist with the understanding of the purpose of the general rural zone. The amendment does not affect the policy framework or rules. A section 32AA evaluation is not required.

## **Topic 2: Indigenous biodiversity**

17. Forest and Bird request GRUZ-O1 is amended to ensure the inherent life supporting capacity, health and well-being of indigenous biodiversity, is included in the objective. GRUZ-O1 currently references 'ecosystems' of which a constituent part is indigenous biodiversity. It is also noted that ECO-O4 is the applicable objective in the plan which specifically applies to district-wide indigenous biodiversity outside of significant natural areas, including indigenous biodiversity in the GRUZ. ECO-O4 requires that indigenous biodiversity is maintained or enhanced and where practicable restored. As such it is considered the plan contains an appropriate objective which more specifically addresses Forest and Bird's submission point.
18. The plan directs that wherever there is a conflict or inconsistency between policies or between objectives, in the first instance, the most specific policy approach applies. There is an advice note in the applicable rule, GRUZ-R15, to this effect. Forest and Bird similarly request GRUZ-P1 includes a new clause ensuring the protection of indigenous vegetation and the habitats of indigenous fauna. Policies ECO-P11-13 provide for (non-SNA) indigenous biodiversity within and outside the coastal environment overlay, which more specifically addresses Forest and Bird's submission point.
19. Forest and Bird request GRUZ-P1.7 is amended. The policy currently provides for recreational hunting activities in the GRUZ. The submitter would like it amended so that hunting activities are enabled for the purposes of protecting indigenous biodiversity. By default, it is considered that recreational hunting is for the purposes of protecting indigenous biodiversity given the species hunted are all exotic. Wildlife Act 1953 approvals would be required to do anything otherwise, and these are beyond the remit of this plan. As such the amendment is not considered necessary.
20. GRUZ-R15 applies to the clearance of non-indigenous and indigenous scrub vegetation. This rule does not apply to plantation forestry which is managed through the provisions of the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023. The NZAAA and Heli A1 request that the rule is amended to enable the

clearance of indigenous scrub vegetation for weed control. Hort NZ request the rule also applies to the removal of material infected by unwanted organisms under the Biosecurity Act 1993. PF Olsen request the rule applies to primary production activities rather than only to pasture reinstatement and building platforms. Forest and Bird request the rule is deleted or amended to become consistent with a new rule proposed in the ecosystems and indigenous biodiversity chapter.

21. GRUZ-R15 is designed to ensure that landowners have the ability to clear vegetation to reinstate pasture or to erect a building without requiring a resource consent. The first part of the rule is drafted to remove any ambiguity about the ability to clear non-indigenous vegetation outside of an SNA. The second part of the rule relates to the clearance of indigenous scrub vegetation (manuka, kanuka, tree ferns) outside of an SNA, which is permitted for pasture reinstatement and building platforms where the vegetation is lower than 5m high and the clearance is not within 5m of a water body. NZFM have not requested a specific amendment, but the submission text contends that GRUZ- R15 very tightly restricts the clearance of indigenous vegetation by providing for only two activities.
22. It is agreed that both weed control and removal of material infected by unwanted organisms under the Biosecurity Act 1993 could be added to the rule. These matters have a positive impact on biodiversity values. While the amendment proposed by Forest and Bird will be considered in the submissions relating to the ecosystems and indigenous biodiversity chapter, it is worth noting that GRUZ-R15 seeks to manage adverse effects on district wide biodiversity while ensuring lawfully established agricultural, pastoral and horticultural activities are able to manage pasture without requiring a consent. Given this focus, it is not considered appropriate to extend the scope of activities to primary production as a whole. This has the effect of maintaining the exclusion of quarrying and mining activities from this rule. Quarrying activities are discretionary in any event and therefore any vegetation clearance should be considered as part of the wider proposal. Regionally significant sites are provided for separately in the rural production zone (RPROZ). The amendment would read:

**GRUZ-R15: Activity status: PER**

**Where:**

1. Clearance of non-indigenous vegetation (excluding plantation forestry) for [weed control](#), pasture reinstatement or for a building platform where this is located outside of an identified significant natural area is permitted; and
2. Clearance of indigenous scrub vegetation (manuka, kanuka, tree ferns) outside of an identified significant natural area for [weed control](#), pasture reinstatement or for a building platform must:
  - (i) Not occur within 5 m of a water body; and
  - (ii) Not be cleared if the vegetation is greater than 5 m in height.
3. [Clearance of non-indigenous vegetation or indigenous scrub vegetation \(manuka, kanuka, tree ferns\) outside of an identified significant natural area](#)

[for removal of material infected by unwanted organisms under the Biosecurity Act 1993.](#)

23. Section 32AA: See Appendix 3.

### **Topic 3: Karst Systems**

24. GRUZ-P15 seeks to avoid modification to abiotic and biotic cave features by protecting the immediate radius around cave entries and sinkholes from earthworks and vegetation disturbance. Graymont request the policy is amended so that in the first instance, modification to abiotic and biotic cave features is avoided by protecting the immediate radius around cave entries and sinkholes from earthworks and vegetation disturbance. However, they propose that where this is not practicable, appropriate remediation, mitigation measures and/or offsetting mechanisms should be employed to ensure that there is a net ecological gain in terms of the broader locality's abiotic and biotic features. Earthworks, modification and vegetation disturbance around cave entries and sinkholes is discretionary (GRUZ-R26-28) and it is noted that the current plan's provisions are more stringent (rule 11.5.2.3).
25. On balance, there is a reluctance to amend this rule given the significant abiotic and biotic features that karst systems possess and the significant role vegetation plays in managing filtration rates and sediment entry. It is not possible to map every cave entrance and sinkhole and the result is provisions which seek to minimise and avoid effects on these features. It is noted that different provisions exist in the RPROZ which provide some leeway for significant mineral resources in line with the approach in the Waikato Regional Policy Statement (WRPS). Given this, and the potential for significant environmental harm, it is considered that the policy should be retained unamended as it clearly signals that some areas require specific protection measures.

### **Topic 4: Energy**

26. Ventus Energy request GRUZ-O3 is amended to reference 'new uses of rural land'. The objective currently seeks to encourage innovation in the GRUZ that is adaptive to change and promotes rural viability while protecting rural productivity and character. The GRUZ chapter only addresses land use activities. Therefore, the proposed new wording does not alter the application of the objective. Given this, it is not considered necessary to refer to new uses of rural land as this can be directly inferred from the scope of the chapter itself. That is unless the amendment intends to support activities that might not be anticipated in the zone. If this is the case, the wording is unclear and it is not appropriate to encourage activities where their effects are unknown or potentially not understood.
27. GRUZ-O5 seeks to ensure rural character and amenity are maintained and where possible, enhanced. Ventus Energy request GRUZ-O5 is deleted. Ventus note that rural character and amenity are very subjective, meaning different things to different people. In the first instance, it is noted that

this objective applies generally to the wider GRUZ. More specific objectives are contained in the energy chapter which would be applicable to the consideration of the effects of wind turbines. The plan directs that wherever there is a conflict or inconsistency between policies or between objectives, in the first instance, the most specific policy approach applies. See ENGY-O1 and ENGY O2.

28. Amenity values are defined by the RMA as meaning those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. This definition indicates that the consideration of amenity is deliberately subjective. The use of 'character' in the objective clarifies that a more detailed discussion of the elements of a rural locality and its characteristics (which are a component of amenity) is appropriate. The overview section of the GRUZ does provide a guide as to the elements of rural character that comprise the wider rural environment. Additionally, Council is required, in relation to managing the use, development, and protection of natural and physical resources, to have particular regard to the maintenance and enhancement of amenity values. Accordingly, the inclusion of amenity in the objective is appropriate and it is considered that the provision should be retained unamended.
29. Ventus Energy request GRUZ-O7 is amended to include energy infrastructure as part of rural industry so it can be provided for in the GRUZ in locations where effects can be appropriately managed. While the overall approach of enabling energy activities in the GRUZ in appropriate locations is agreed with, again the objectives in the energy chapter, particularly ENGY O2, provide for this.
30. Ventus Energy request GRUZ-P3.5 is amended to recognise that energy infrastructure alongside farming, forestry and quarrying activities are an established and accepted component of the rural environment and may generate noise, odour, dust and visual effects. It is not agreed that communities necessarily accept energy infrastructure as a component of the GRUZ, however, there may be some benefit in adding wording to GRUZ-P3 which provides for the management of reverse sensitivity effects where the infrastructure is in-situ. The amendment would read:

**GRUZ-P3.** Ensure that rural character, amenity and safety is maintained and that reverse sensitivity effects are minimised by:

.....

  8. Ensuring activities do not compromise the safe operation of the land transport network [or existing energy infrastructure](#).
31. Section 32AA: See Appendix 3.

## Topic 5: Plantation forestry

32. MFMNZL request a statement referring plantation forestry activities to the National Environmental Standards for Plantation Forestry 2017 is added to the chapter. Submitters from the forestry sector may wish to provide

further advice on this matter during the hearing to set out the type of statement they envisage.

33. It is noted that the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023 amends the National Environmental Standards for Plantation Forestry 2017 by including provisions for exotic continuous-cover forestry. Exotic continuous-cover forests (carbon forests) are deliberately planted areas established for commercial purposes. The definition of 'commercial forestry' means exotic continuous-cover forestry or plantation forestry. Given this amendment it is considered appropriate to update the plan to refer to the newest national direction instrument. Additionally, the term 'plantation forestry' could be replaced with 'commercial forestry'. Again, submitters from the forestry sector may wish to provide further advice on this matter during the hearing to clarify whether the proposed amendment is appropriate. In the interim, this report uses the term 'plantation forestry' so as not to pre-empt further consideration of this matter.
34. Six submissions were received in relation to GRUZ-O6 which seeks to establish the primacy of rural land uses in the GRUZ. PF Olsen and MFMNZL request that the objective is amended to include plantation forestry. It is considered that this is an appropriate inclusion as plantation forestry is a feature of the GRUZ, and is described as an element of rural character as well as being a permitted activity. Plantation forestry is not provided for in the definition of agricultural, pastoral and horticultural activities, nor otherwise provided for in the GRUZ objectives (see below for reasoning). Therefore making this change enables some policy consideration of this activity. The amendment would read:  
  
**GRUZ-O6.** Maintain the capacity of rural areas and rural resources to support agricultural, pastoral and horticultural activities, [plantation forestry](#) and lawfully established rural-based activities.
35. Section 32AA: See Appendix 3.
36. MFMNZL further request that GRUZ-P1 is amended to include plantation forestry. GRUZ P1 and P4 are companion policies to GRUZ-O6. The NES-Plantation Forestry provides the applicable rules for plantation forestry. In drafting the plan, the decision was made not to provide a policy framework for plantation forestry activities covered by the NES. This is because a policy framework is not required to administer the NES which sets out the applicable permitted and restricted discretionary criteria for territorial authorities. However, it is agreed the GRUZ could benefit from general policy guidance.
37. The amendment requested to GRUZ P1 would establish the primacy of plantation forestry alongside agricultural, pastoral and horticultural activities. This requires a consequential amendment to GRUZ-P4 which manages the effects of agricultural, pastoral and horticultural activities. The amendments would read:

**GRUZ-P1.** Land use activities and development must be restricted to a density, scale and intensity and be located appropriately, in order to maintain rural character and amenity by:

1. Ensuring agricultural, pastoral and horticultural activities [and plantation forestry](#) predominate in the zone; and

**And consequentially:**

**GRUZ-P4.** Manage [plantation forestry](#), agricultural, pastoral and horticultural activities so that they do not result in adverse effects on the environment or adjacent sites by ensuring:

38. Section 32AA: See Appendix 3.
39. GRUZ-R16 requires a restricted discretionary resource consent to harvest plantation forestry within 1 km upstream of the abstraction point of a drinking water supply for more than 25 people and for forestry quarrying activities conducted over a shallow water table that is above an aquifer used for a human drinking water supply.
40. Three submitters objected to the rule. It is agreed with submitters that the likelihood of effects does not warrant control over forestry quarrying or harvesting activities conducted above drinking water supply aquifers or upstream of intake points. Council is not aware of a situation in the Waitomo District where harvesting has caused problems for water supply intakes. Plantation forestry mapping has been completed around each intake site to confirm the current land uses. This does not mean that this situation may not occur in the future. However, given the length of time to grow a plantation forest and subsequently harvest it, this becomes an issue for a future district plan. It is considered this rule should be deleted.
41. Section 32AA: The recommended amendment removes a rule that is not pertinent to any activities currently undertaken in the general rural zone. Activity mapping has confirmed this. Given the nature of the activity, effects are unlikely to arise over the lifetime of this plan. The amendment does not affect the policy framework. A section 32AA evaluation is not required.
42. GRUZ-R17 requires a restricted discretionary consent for any land that is converted from agricultural, pastoral or horticultural activities into forestry or plantation forestry on land use capability classes 1-3 (Land Resource Inventory dataset). Four submitters request the rule is deleted. This rule was drafted based on early information that the National Policy Statement for Highly Productive Land was to contain rules restricting the conversion of farmland to permanent forestry on LUC 1-3. This did not eventuate and the National Policy Statement has taken the approach that 'land-based primary production' should be prioritised on LUC 1-3. This includes production, from agricultural, pastoral, horticultural, or forestry activities that is reliant on the soil resource of the land. As such this rule is no longer required.

43. Section 32AA: The recommended amendment removes a rule that is not compliant with the National Policy Statement for Highly Productive Land. It is not appropriate for the plan to contain rules that do not give effect to national direction. The amendment does not affect the policy framework. A section 32AA evaluation is not required.
44. MFMNZL request an additional performance standard is added to GRUZ-R37 to apply a 30-meter setback for dwellings and all other buildings from neighbouring boundaries in plantation forestry. They consider it is appropriate to have relevant setbacks to protect existing activities from reverse sensitivity issues.
45. Afforestation provisions in the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023 require plantation forestry to be setback 10m from the boundary of an adjoining property and the greater of 40m from a dwelling and a distance where the forest species when fully grown would shade a dwelling between 10 am and 2 pm on the shortest day of the year (except where topography already causes shading). This regulation manages the establishment of plantation forestry meaning that the issue is primarily existing plantation forestry which can be replanted in the same location. The question is then which type of buildings the rule should apply to. Given the National Environmental Standards focus on dwellings, it seems sensible to apply the rule to those activities which could be most significantly impacted by shading effects or falling trees (being residential activities). Then, there is the question of the rule applying to the 'neighbouring boundary in plantation forestry'. This approach is open to interpretation as plantation forestry could occur anywhere on a neighbouring property.
46. It is considered that the intent of the proposed amendment is helpful in managing effects, but the wording should be amended to ensure that it is as clear as possible. Additionally, GRUZ-R37 applies to setbacks from road boundaries rather than internal boundaries which is covered by GRUZ-R38. On balance, the best approach appears to be a new rule with its own matters of discretion that are directly applicable to plantation forestry. Additionally, it is suggested that the setback is increased to 40m in line with the National Environmental Standards to ensure consistency with that national instrument as far as possible.
47. The matters of discretion can be reasonably concise and focus on the interaction with plantation forestry activities. Restricted discretionary status is considered appropriate given the matters of discretion can be clearly identified and there will be circumstances where, despite the proximity to plantation forestry, it has no effect on the dwelling. An example would be a house located within the 40m setback but significantly elevated above plantation forestry. In that instance there would be no possible shading or nuisance effects. The amendment would read:

<u>GRUZ-RX.</u>	Minimum <u>setback</u> from plantation forestry
<p>1. <u>The minimum setback for a new building housing a residential activity must be 40 m from existing plantation forestry on an adjacent site; and</u></p> <p>2. <u>Buildings housing a residential activity may be erected up to any common boundary with an adjacent site which is in the same holding.</u></p> <p><u>Note: The rule does not apply to afforestation setbacks which are managed by the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023.</u></p>	<p><b><u>Matters over which discretion is restricted:</u></b></p> <p>(a) <u>The extent to which the activity can be relocated to meet setback requirements; and</u></p> <p>(b) <u>The layout, design and location of the residential activity, including consideration of shading effects, topographical and geographical features; and</u></p> <p>(c) <u>Potential reverse sensitivity effects on adjoining plantation forestry.</u></p>

48. Section 32AA: See Appendix 3.

49. Submitters have asked that a range of terms are included in the plan which relate to plantation forestry. The following definitions are contained in the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023 and are considered to be appropriate for inclusion in the plan. Each definition would be prefaced with: *'has the same meaning as Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023 (as set out below):'*

**Afforestation** means planting and growing commercial forestry trees on land where there is no commercial forestry and where commercial forestry harvesting has not occurred within the last 5 years; but does not include vegetation clearance from the land before planting.

**Harvesting** means felling trees, extracting trees, thinning tree stems and extraction for sale or use (production thinning), processing trees into logs, or loading logs onto trucks for delivery to processing plants; but does not include milling activities or processing of timber or clearance of vegetation that is not commercial forest trees.

**Commercial forest or commercial forestry** means exotic continuous-cover forestry or plantation forestry.

**Plantation forest or plantation forestry** means a forest deliberately established for commercial purposes, being—

- (a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and
- (b) includes all associated forestry infrastructure; but
- (c) does not include—



- (i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or
- (ii) forest species in urban areas; or
- (iii) nurseries and seed orchards; or
- (iv) trees grown for fruit or nuts; or
- (v) long-term ecological restoration planting of forest species; or
- (vi) willows and poplars space planted for soil conservation purposes

**Exotic continuous-cover forest or exotic continuous-cover forestry—**

- (a) means a forest that is deliberately established for commercial purposes, being at least 1 ha of continuous forest cover of exotic forest species that has been planted and—
  - (i) will not be harvested or replanted; or
  - (ii) is intended to be used for low-intensity harvesting or replanted; and
- (b) includes all associated forestry infrastructure; but
- (c) does not include—
  - (i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or
  - (ii) forest species in urban areas; or
  - (iii) nurseries and seed orchards; or
  - (iv) trees grown for fruit or nuts; or
  - (v) long-term ecological restoration planting of indigenous forest species; or
  - (vi) willows and poplars space planted for soil conservation purposes

50. Section 32AA: The proposed definitions are included in national direction. The provisions of the plan were drafted with these definitions in mind. At that time, they were not considered necessary additions to the plan. However, in the interests of clarity of interpretation, adding these definitions will assist in the implementation of the plan without impacting the application of the policy and rule framework. As such a section 32AA evaluation is not required.
51. Submitters have also asked for definitions to be added that are not contained in the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023. The following Forest Europe definition adopted by the UN Food and Agriculture Organization (FAO) is considered appropriate for inclusion in the plan:

**Sustainable forest management** means the stewardship and use of forests and forest lands in a way, and at a rate, that maintains their biodiversity, productivity, regeneration capacity, vitality and their potential to fulfil, now and in the future, relevant ecological, economic and social functions, at local, national, and global levels, and that does not cause damage to other ecosystems.

52. Section 32AA: The proposed definition is not from a national or regional instrument. However, it provides clarity about the nature of the activity and will assist in interpreting the plan. The definition does not affect the application of the policy and rule framework in any way other than setting out what is envisaged by sustainable forest management. This is a minor

inclusion and as such a section 32AA evaluation is not required.

53. It is not considered necessary to add a definition of 'sustainable harvesting' given the scope of the definition proposed for 'sustainable forest management'. Submitters have requested that the definition of cultivation is changed to exclude plantation forestry. However, this is a National Planning Standards definition and cannot be amended<sup>1</sup>.
54. It is not considered necessary to add a definition of 'forestry' given the inclusion of the definitions proposed for 'commercial forestry' and 'plantation forestry' and 'exotic continuous-cover forestry'. That is enough description of forestry for any plan.
55. The Department of Conservation request that plan amends the definition used in the National Environmental Standards for Commercial forestry for 'forestry quarrying'. The amendment would clarify that the definition does not include 'indigenous vegetation or habitat of indigenous fauna disturbance'. There is a reluctance to amend a definition that is used in a National Environmental Standard specifically for the purpose of this plan (even though there is no requirement to use NES definitions). The plan's approach is to employ national direction definitions unamended to ensure that there is a clear application of the term. Forestry quarrying is used as a term in the National Environmental Standard to set the activity status. It is only used in this plan to specify that the National Environmental Standard prevails or to apply more stringent controls.

## **Topic 6: Intensive indoor primary production**

56. The NZPIB request intensive indoor primary production is added to the objective as a legitimate primary production activity which requires a rural location in which to operate. NZPIB consider the activity should not be constrained anywhere within the GRUZ because the potential effects are consistent with the defined character of the zone. The submitter also requests GRUZ-O7 is amended to remove reference to intensive indoor primary production and asks that GRUZ-O10 is amended to protect both existing lawfully established and permitted primary production activities from reverse sensitivity effects.
57. The GRUZ anticipates intensive indoor primary production as a discretionary activity due to the adverse effects that the nature and scale of intensive indoor farming can generate. The chapter contains provisions requiring buildings housing residential activities to be setback from the boundary of an established site of intensive indoor primary production and a policy (GRUZ-P16) protects the ongoing operation and development of existing sites of intensive indoor primary production.

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<sup>1</sup> National Planning Standards 14.1 Where terms defined in the Definitions List are used in a policy statement or plan, and the term is used in the same context as the definition, local authorities must use the definition as defined in the Definitions List. However if required, they may define: a. terms that are a subcategory of, or have a narrower application than, a defined term in the Definitions List. Any such definitions must be consistent with the higher level definition in the Definitions List. b. additional terms that do not have the same or equivalent meaning as a term defined in the Definitions List

58. Where the intensive indoor primary production activity is lawfully established it is covered by the provisions of GRUZ-O6. Similarly, where the permitted primary production activity is lawfully established, it is covered by the provisions of GRUZ-O10.
59. A proposed site of intensive indoor primary production is subject to GRUZ-O7 as in some locations the effects of these activities may not be able to be appropriately managed in that environment. The approach in this chapter allows the consideration of each operation on its merits. It would be irresponsible of Council to allow an intensive indoor primary production activity to establish in a location where it was subject to reverse sensitivity issues and this results in pressure to avoid, remedy or mitigate effects it may not be able to control without huge expense. The objectives and the discretionary activity status help to ensure full consideration of these issues occurs in the first instance. Accordingly, it is considered that the amendments requested by NZPIB to GRUZ-O6, O7 and O10 should not be accepted.
60. The NZPIB request that GRUZ-P3.3 is amended to refer to 'sensitive activities' rather than 'residential activities'. However, that amendment does not change the application of the policy and is therefore not considered necessary.
61. GRUZ-R31 provides that intensive indoor primary production and rural industry are discretionary activities. NZPIB request intensive indoor primary production becomes restricted discretionary and Hort NZ request that rural industry is amended to permitted, defaulting to restricted discretionary. It is considered that rural industry needs to remain discretionary given the breadth of activities (including some that could be noxious or offensive) that it encompasses. The size restriction proposed by the submitter does not ameliorate the nature of the activity which might be housed in the building. It is not considered that the provisions should be amended. It is noted that where possible, rural industry has been identified and accorded permitted activity status where the effects are well understood eg packing sheds.
62. It is considered that the number of potential effects of intensive indoor primary production are too great to restrict discretion. Depending on the site and its location, matters could include intensity of use, built form, scale and orientation, landscaping, access and parking, impacts on the transport network (including cumulative effects and timing of traffic generation), hours of operation, impervious surfaces and location of ponds, topography and geographical features, outdoor storage, setbacks, site layout, location of any effluent spreading, proximity to sensitive activities and other zone boundaries, light, glare, noise, dust and odour nuisance, proposed management and mitigation measures, impacts on identified features and other site specific matters. The plan has been drafted so that the matters of discretion are clearly delineated. When matters of discretion are couched in too broader terms (eg: 'nuisance effects'), restricted discretionary activities essentially become discretionary because the scope of the matter is so wide. It is considered that discretionary status is appropriate for intensive indoor primary production activities to enable each proposal to be fully assessed on its merits.

63. GRUZ-R43 provides minimum setbacks from the boundaries of a rural production zone and the boundaries of established sites of intensive indoor primary production. NZPIB have provided a helpful amendment which they propose replaces *'the perimeter of the external walls of the structures housing animals'*. The amendment suggests the use of *'the perimeter of all hard stand areas, treatment systems, buildings housing animals and any other structures related to an intensive primary production activity'*. This provides a more comprehensive approach to the operations of the activity and the management of reverse sensitivity effects.
64. However, the inclusion of *'any other structures related to an intensive primary production activity'* is considered to be a little restrictive. A benign structure such as a hay shed, office building or smoko facilities and their associated hardstand would trigger this rule. The 500m setback requirement is onerous and therefore it is better to ensure only those activities which may have effects that trigger reverse sensitivity issues are provided for in this rule. The amendment would read:

GRUZ-R42.	Minimum <a href="#">setback</a> from the boundary of a rural production zone or the boundary of an established <a href="#">site</a> of <a href="#">intensive indoor primary production</a>	
<ol style="list-style-type: none"> <li>1. The minimum setback for a building housing a residential activity from the boundary of a rural production zone must be 250 m; and</li> <li>2. As measured from the perimeter of <del>the external walls of the</del> <a href="#">treatment systems, structures housing animals (and hardstand areas associated with those)</a> on an established site of intensive indoor primary production, the minimum setback for a building housing a residential activity must be 500 m.</li> <li>3. The provisions of this rule do not apply to any building housing a residential activity within the intensive indoor primary production holding or in a rural production zone.</li> </ol>	<p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>(a) Potential reverse sensitivity effects on any rural production zone or intensive indoor primary production activities; and</li> <li>(b) Site topography and orientation and whether the structure can be more appropriately located or designed to minimise potential reverse sensitivity effects; and</li> <li>(c) The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site; and</li> <li>(d) The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.</li> </ol>	

65. Section 32AA: See Appendix 3.
66. NZPIB request the deletion of GRUZ-R43. The rule relates to the location of containment facilities and the setbacks for spreading of non-hazardous waste. It essentially relates to the location of new effluent ponds and ensures that the waste is not applied so that it causes a nuisance effect. NZPIB submit that there is no rule in the plan to which the standard applies, so it is unclear how this activity will be managed within the zone. However, these ponds and the spreading of effluent are usual elements of farming activities. The rule is linked to these activities.

67. NZPIB oppose controls on storage and spreading of solid or liquid waste as they consider this is a duplication of controls provided by the Waikato Regional Plan, which provides odour controls relating to the storage and spreading of effluent. They consider a duplication with regional rules results in increased cost and complexity for farmers and Council staff with no additional benefit to the district. It is noted that the Waikato regional plan rules do not provide for the setback of these activities (see rules 3.5.5.1 – 3.5.5.6). The only setbacks provided for are in relation to application near significant geothermal features or surface water. Neither matter is provided for in GRUZ-R43 which is essentially a management of nuisance rule, rather than addressing application and loading rates.

68. However, on review of the Manawatū-Whanganui Regional Council One Plan, a controlled activity consent appears to be required for the majority of farm animal effluent discharges. Given the stringency of the regional provisions and the potential for setbacks to be duplicated during the consideration of a consent, it is agreed that the provisions should rely on the regional plan in the Manawatū-Whanganui part of the district. The amendment would read:

Note: GRUZ-R43 does not apply to the part of Waitomo district which is within the Manawatū-Whanganui Region. In this part of the district, this matter is controlled by the provisions of the Manawatū-Whanganui Regional Plan.

69. The NZPIB request additional definitions to cover the typical range of primary production activities that can be deemed intensive and ask for amendment to the existing definition of outdoor (extensive) pig farming. It is considered that the National Planning Standards definition of 'intensive indoor primary production' sufficiently describes intensive farming activities.

70. There is concern about the scope of the proposed definition for 'intensive primary production' which would encompass the National Planning Standards definition of 'intensive indoor primary production' and a new 'intensive outdoor primary production' which provides for pig farming and is defined in the submission as:

*Intensive Outdoor Primary Production means any primary production activities involving the keeping or rearing of livestock (excluding calf-rearing for a specified time period) that principally occurs outdoors which, by the nature of the activity, precludes the maintenance of pasture or ground cover. Excludes Extensive Pig Farming.*

71. Other than feed pads and calf rearing activities, this plan does not make provision for the type of activities which could be envisioned by this definition – for example, cattle feedlots. It is preferred to leave the definition unamended for this reason. In any event, this type of outdoor intensive activity would default to a discretionary activity in this zone. This means that the activity is essentially anticipated in the zone but there are effects that cannot be restricted to identified matters and would need closer evaluation on a case-by-case basis. So, while the plan would not provide directly for this activity, it does not discount it by applying a non-

complying activity status. The amendment to the existing definition of outdoor (extensive) pig farming is agreed (and the use of the 'extensive pig farming' definition negated by this amendment). The NZPIB amendment references industry guidelines which are a useful addition. The amendment would read:

**outdoor (extensive) pig farming** means an area of a site or holding where all pigs and piglets are contained within a paddock(s) with groundcover maintained [in accordance with the relevant industry agreed good management practice guidelines](#).

72. Section 32AA: The proposed amendment to the definition is a minor addition which references industry good practice guidelines. The definition does not affect the application of the policy and rule framework in any way. No section 32AA evaluation is required.

## Topic 7: Rural Activities

73. Hort NZ request that 'agricultural, pastoral and horticultural activities' are renamed as rural production activities. The definition as notified seeks to describe the activity in the clearest possible manner and it is not considered necessary to rename it. There could also be confusion as the rural production zone is employed for specific rural activities in the plan. The name of this zoning and the reasoning for this is discussed in the section 42A report relating to the rural production zone.
74. Hort NZ request that GRUZ-O8 is amended to provide for non-rural production activities that are ancillary to rural production activities or have a functional or operational need to locate in the GRUZ. The notified objective uses the term 'farming activity'. Definitions such as 'primary production' are wide and could have the unintended consequence of enabling an activity to locate in the GRUZ which may result in reverse sensitivity issues for surrounding rural uses. It is considered better to refer to farming in this objective to avoid misinterpretation.
75. Similarly, Hort NZ request that GRUZ-O15 is amended to provide for 'rural production activities'. In this case, the objective uses the term 'rural activities' and it is agreed that the provision could benefit from an amendment to clarify that the protection is afforded to those activities that are essentially producing food or fibre. In this case, the term 'primary production' is considered to be preferable. The amendment would read:

**GRUZ-O15.** In the general rural zone, unless specifically provided for by zone provisions, avoid subdivision or development that:

1. Provides for dwellings that are at a density greater than that anticipated by the general rural zone; or
2. Fails to provide for a clear delineation between urban areas and rural areas; or
3. Allows the establishment of incompatible adjacent land uses that could result in reverse sensitivity effects on ~~rural~~ [primary](#)

- [production](#) activities or existing lawfully established rural industries; or
4. Adversely affects on-going access to significant mineral resources; or
  5. Impedes the ongoing operation maintenance, upgrading and development of existing and planned nationally/regionally significant infrastructure; or
  6. Results in the uneconomic expansion of existing infrastructure.
76. Hort NZ request that a new clause is added to GRUZ-O15 which states that unless specifically provided for by zone provisions, avoid subdivision or development that 'will compromise highly productive land'. While it is considered that the premise of the amendment is valuable, the wording does not quite convey the intent of the provisions of the National Policy Statement for Highly Productive Land which uses statements such as *the use of highly productive land for land-based primary production is prioritised and supported and highly productive land is protected from inappropriate use and development*. One option is the wording:
1. [Fails to protect the use of highly productive land for primary production.](#)
77. Alternatively, the chapter could rely solely on the provisions of the National Policy Statement for Highly Productive Land. An advice note to that effect could be added to the chapter if required. Hort NZ have also suggested that the objective becomes a policy, however the provisions of GRUZ-O15 largely address matters set out in the Waikato Regional Policy Statement and it is considered that the status as an objective rather than a policy is appropriate.
78. Section 32AA: See Appendix 3.

## **Topic 8: Agricultural aviation**

79. A number of submitters including the New Zealand Agricultural Aviation Association, Heli A1 Limited, the New Zealand Helicopter Association and Balance Agri-Nutrients request changes to the management of agricultural aviation in the GRUZ. Given the district's terrain, it is considered important for the plan to provide for agricultural aviation activities to support the management of extensive pastoral farming operations and conservation activities. Enabling these activities requires an 'across plan' approach to ensure they are appropriately managed. Submitters propose a new definition which would read:
- agricultural aviation activities means the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production activities, and; conservation activities for biosecurity, or biodiversity purposes; including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's). For clarity,*

*aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's).*

80. The definition proposed above is considered to be a helpful description of the range of activities which could be encompassed by agricultural aviation. One matter that is considered to be problematic is the proposed inclusion of the term 'helicopter landing area'. Several submitters have proposed that this term replaces 'farm helipad' and is defined as 'any area of land, building, or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing' or 'means a facility for helicopter movements that may include passenger facilities, but does not include refuelling, servicing, storing of helicopters or freight handling facilities'.
81. These proposed definitions are very broad. While the plan seeks to enable agricultural aviation in GRUZ, by encompassing every possible location where helicopters might land for every possible use the proposed definition could have unintended consequences, such as including helicopter operations for commercial and tourism purposes. If the main premise is to enable agricultural aviation activities, it is important to clearly define the parameters of these so they can progress unhindered and not be unintentionally captured by the operation of other activities. Queenstown-Lakes District Council in particular, has experienced significant issues managing the effects of commercial and private helicopter use. As such, the preference is to retain the term 'farm helipad'. The proposed definition of this is discussed in para 84 below.
82. The revised definition of agricultural aviation activities is proposed as follows:

agricultural aviation activities means the intermittent operation of an aircraft from a rural airstrip or farm helipad for primary production activities, and; conservation activities for biosecurity, or biodiversity purposes; including firefighting, stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's). For clarity, aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's).

83. If this new definition is adopted, this would require an amendment to the definition of agricultural, pastoral and horticultural activities which currently uses the term 'farm airstrips and farm helipads'. Submitters request that the wording reads:

**agricultural, pastoral and horticultural activities** means the use of land and/or buildings where the primary purpose is to produce livestock, crops and other agricultural produce that relies on the productive capacity of land and maintains the groundcover, including:

- (a) Agriculture, pastoral/livestock farming, dairying and horticulture.
- (b) Storage of horticultural and agricultural products produced on the site or holding.
- (c) The storage and spreading of solid and liquid animal waste.



- (d) Beekeeping.
- (e) Covered and uncovered stock yards.
- (f) Accessory buildings including farm implement sheds, milking sheds, woolsheds, stables, hay barns and buildings for the storage of feed which is to be used on the holding.
- (g) ~~Farm airstrips and farm helipads~~ Agricultural aviation activities

84. In turn, this approach would require amendment of the definition of 'farm airstrips and farm helipads' to align with the use of 'rural airstrip' and 'farm helipad' as proposed. Instead of new definitions for 'rural airstrip' and 'helicopter landing area' as suggested by submitters, it is proposed to repurpose these by renaming and amending the definition of 'farm airstrips and farm helipads' as follows:

Strikethrough version:

~~**farm rural airstrips and farm helipads** means any area of land in the general rural zone used for take-off and landing designed to be used for the landing, departure, movement or servicing of aircraft (including fixed-wing aeroplanes, helicopters and unmanned aerial vehicles), for the purpose of servicing rural land agricultural aviation activities. ~~but For clarity it~~ does not include ~~refuelling, servicing,~~ storing of aircraft or freight handling facilities, ~~Servicing of rural land includes but is not limited to aerial topdressing, application of agrichemicals, fire fighting, forestry, fencing, delivery of farm supplies and equipment, and the collection of farm produce, but excludes or~~ airstrips or helipads directly associated with commercial passenger transport ~~or associated with any activity located in the general rural zone for which resource consent is required.~~~~

Clean version:

**rural airstrips and farm helipads** means any area of land designed to be used for the landing, departure, movement or servicing of aircraft (including fixed-wing aeroplanes, helicopters and unmanned aerial vehicles), for the purpose of agricultural aviation activities. For clarity it does not include storing of aircraft or freight handling facilities or airstrips or helipads directly associated with commercial passenger transport.

85. Several submitters request that the RMA definition of 'aircraft' is included in the plan and this can be added for completeness if required. However, it is noted that the definition of 'agricultural aviation activities' proposed by the same submitters contains more easily interpreted wording, being '*aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's)*' which appears to comprehensively cover the range of flying objects that could be used for agriculture aviation purposes. On balance it is not considered necessary to define 'helicopter' (which is covered by the RMA definition of 'aircraft') or include the RMA definition of aircraft given the submitters' helpful inclusion in the definition of 'agricultural aviation activities'.
86. Balance Agri-nutrients request 'the intermittent use of rural airstrips and helicopter landing areas for agricultural aviation activities' is added to the list of exempt activities in the GRUZ. There is no exemption list in this

zone. The submitter may wish to clarify this submission point further.

87. Section 32AA: See Appendix 3.

## Topic 9: Reverse Sensitivity

88. Submitters associated with agricultural aviation request that GRUZ-P3.5 is amended to refer to 'primary production including agricultural aviation activities' instead of 'farming, forestry and quarrying'. The definition of 'primary production' in the National Planning Standards is:

*primary production means:*

- (a) *any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and*
- (b) *includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);*
- (c) *includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but*
- (d) *excludes further processing of those commodities into a different product.*

89. Using the 'primary production' definition extends the application of the policy to include initial processing and buildings used for this purpose. The amendment seems a sensible addition to the policy as often the effects of some activities (particularly quarrying) are a result of the initial processing of the product. The addition of agricultural aviation activities acknowledges this function as a part of the working rural environment. The amendment would read:

**GRUZ-P3.** Ensure that rural character, amenity and safety is maintained and that reverse sensitivity effects are minimised by:

...

- 5. Recognising that ~~farming, forestry and quarrying activities~~ primary production (including agricultural aviation) ~~are~~ is an established and accepted component of the rural environment and may generate noise, odour, dust and visual effects; and

90. Section 32AA: See Appendix 3.

91. The NZPIB request that the governing sentence of the policy is changed to ensure that reverse sensitivity effects are 'avoided, mitigated or remedied' rather than 'minimised'. It is considered appropriate to use the word 'minimised' in this policy. The purpose of the RMA requires the avoidance, remedy or mitigation of any adverse effects of activities on the environment. In this instance the term 'minimise' encapsulates the 'ARM' approach proposed to reduce the potential for reverse sensitivity issue to

arise.

92. Hort NZ request GRUZ-P3.3 is amended to ensure that buildings housing residential activities are appropriately setback from the boundary of 'rural production activities', in addition to the rural production zone, or an established site of intensive indoor primary production. The policy has a specific relationship with GRUZ-R42 which manages reverse sensitivity effects on two specific matters – established intensive indoor primary production sites and rural production zone boundaries. Rural production activities are not defined in the plan (see para 73) which would make the application of the policy ambiguous. Rather than amending the policy, it is considered that this matter is best managed by the provisions in GRUZ-P6 which restricts the location of activities in GRUZ that are not primary production activities.

93. Graymont request that GRUZ-P5.5 is amended to clarify that all methods employed to protect scheduled sites and features should be considered both necessary 'and that are practicable'. It is agreed that this approach applies a practical lens to the duty to protect scheduled sites and features. We do note this wording is provided for in the governing sentence which states:

*Recognise the economic and employment benefits from rural based industry while ensuring rural based industry is designed, located and operated to internalise adverse effects on the environment as far as practicable by*

94. With some re-wording to reduce the length of the sentence, the amendment could read:

**GRUZ-P5.** Recognise the economic and employment benefits from rural ~~based~~—industry while ensuring rural ~~based~~—industry is designed, located and operated to internalise adverse effects on the environment as far as practicable by:

...

5. Employing all methods, both necessary and practicable, to protect the values of scheduled sites and features.

95. Section 32AA: The proposed amendment to the policy is a minor addition which is designed to clarify the expectation that rural industry internalises effects using methods that are both necessary and practicable. As the governing sentence already relies on the term 'practicable' this is not a change to the intent of the policy and has been added for clarification purposes. No section 32AA evaluation is required.

96. The NZPIB request that GRUZ-P8 is amended to re-focus it from ensuring intensive indoor primary production operates in a way that manages adverse effects to addressing reverse sensitivity issues. The proposed amendment seeks to ensure that new intensive indoor primary production activities are separated from existing sensitive activities to prevent adverse effects from noise, glare, traffic generation, visual amenity, rural character, landscape effects and odour.

97. The policy and rule framework already contain measures to manage reverse sensitivity issues to protect lawfully established intensive indoor primary production activities. While a policy would be useful which specifies that new activities are separated, there remains a need for a policy approach to ensure that the operation of both new and existing intensive indoor primary production activities manage any adverse effects that are generated. Accordingly, it is considered that no change is required to policy GRUZ-P8, but a new policy could be considered which could be worded as:

**GRUZ-NEW.** Ensure new intensive indoor primary production activities are separated from existing sensitive activities to prevent adverse noise, glare, traffic generation, visual and odour effects.

98. Section 32AA: See Appendix 3.

## **Topic 10: Tourism**

99. The NZPIB request that GRUZ-P7 is amended so tourism activities are provided for in the GRUZ where there is a functional and operational need for the activity to locate within there. Often tourism facilities are located near an in-situ natural, cultural or heritage feature (which fulfils the functional need to locate in the GRUZ). However, it is doubtful an operational need could be argued for many tourism operations as they are unlikely to have to operate in the GRUZ due to technical, logistical or operational characteristics or constraints. This signals that perhaps the use of the terms 'functional and operational need' are not necessarily the correct approach when considering tourism activities.
100. The zone only provides for small scale tourism activities outside of PREC6 as permitted, and the activity defaults to discretionary, which enables the full consideration of the potential effects of the activity. GRUZ-P7 is directive, enabling tourism activities only where the operation of lawfully established primary production activities are not compromised by the introduction or intensification of a tourism activity. On balance, it is agreed that the wording "provide for" rather than 'enable' merits amendment as tourism activities do generally rely on a pristine natural environment rather than the working environment of the GRUZ. That is, along with rural industry, visitor accommodation and similar activities, tourism is a secondary component of the GRUZ environment after primary production. However, these activities are still of considerable economic and social importance to the district. It is not considered that the terms 'functional and operational need' apply appropriately to tourism activities. It is considered that the policy as notified has the necessary scope to assess the potential effects of a tourism activity on the operation of the GRUZ. The amendment would read:

**GRUZ-P7.** Tourism activities are ~~enabled~~ provided for in the general rural zone where:

1. The operation of lawfully established primary production activities are not compromised by the introduction or intensification of a tourism activity; and

2. The scale, intensity, timing and nature of the adverse effects from the tourism activity can be avoided, remedied or mitigated; and
3. The scale, location and operation of the tourism activity is consistent with the capacity, design and function of the roading hierarchy; and
4. The activity will not adversely affect the health and well-being of the Upper Waipa River catchment; and
5. The effects, scale and/or intensity of the tourism activity can be appropriately managed; and
6. The tourism activity protects and enhances the natural environment, including ecological, natural landscape, cultural and heritage features; and
7. Activities are particularly encouraged where they:
8. Complement the recreational values of the Timber Trail Cycleway or Te Araroa trail; or
9. Support enhanced public access and appreciation of the coastline or lake or river margins.

101. Section 32AA: See Appendix 3.

102. The NZPIB and Hort NZ request that GRUZ-P9 and 10 are amended to address reverse sensitivity issues. It is agreed that these activities would benefit from the proposed addition. While the matter is covered by GRUZ-P6, the proposed wording could be added for clarity. It is not considered necessary to use the word 'avoid' in GRUZ-P9, which would elevate the stringency on one particular activity. Instead, it is considered better to refer to reverse sensitivity equally alongside the other effects of concern. The amendment would read:

**GRUZ-P9.** Where visitor accommodation is proposed, its scale and design must enhance rural amenity, quality and character, and ensure site specific issues including reverse sensitivity, servicing and transport related effects are appropriately addressed.

**GRUZ-P10.** Minimise the potential for residential based visitor accommodation to generate reverse sensitivity issues, adverse traffic and noise effects on adjoining properties by restricting maximum occupancy.

103. Section 32AA: See Appendix 3.

104. Hort NZ would like GRUZ-P10 deleted as they do not support residential based visitor accommodation in the GRUZ. From an effects-based perspective this activity largely has the same impacts as a residential activity. It is managed in the zone to provide for activities such as AirBnB.

On balance it is considered that if the policy is amended to consider the reverse sensitivity effects as suggested above, this should help to alleviate Hort NZ's concerns.

105. The NZPIB request that GRUZ-R7 is amended from permitted to restricted discretionary and setbacks for reverse sensitivity are included as matters of discretion. Similarly, Hort NZ request residential based visitor accommodation is deleted from GRUZ-R7, and a standard is added for visitor accommodation as a permitted activity for up to 8 visitors at any one point in time.
106. This matter should have been provided for in the zone standards and has been inadvertently omitted from both the GRUZ and the rural lifestyle zone. It is considered that for residential based / visitor accommodation, up to eight guests in accommodation is similar enough to a residential dwelling (and its effects) that it could be permitted. Beyond that threshold a consent for a restricted discretionary activity would be required with reverse sensitivity on adjoining activities being a matter of discretion. Note, setbacks are covered in GRUZ-R41. The amendment would read:

<u>GRUZ-RX</u>	<u>Visitor accommodation and residential based visitor accommodation</u>	
<u>RLZ-RX</u>		
<u>Activity status: PER</u>	<u>Activity status where compliance is not achieved: RDIS</u>	
<u>Where:</u>	<u>Matters over which discretion is restricted:</u>	
1. <u>The maximum occupancy must not exceed eight guests at any one time.</u>	(a) <u>The effect on surrounding properties, character and amenity; and</u>	
	(b) <u>Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</u>	
	(c) <u>Potential reverse sensitivity effects on any adjoining activities.</u>	

107. Section 32AA: See Appendix 3.
108. NZPIB request GRUZ-R19 is amended so tourism facilities and retail activities are provided for as a discretionary rather than a permitted activity. The rule provides for small scale tourism facilities, restricting the number of vehicle movements, gross floor area and operating hours. Retail activities are further restricted. The gross floor area permitted is small and the site must predominantly sell goods produced on that holding and be ancillary to the agricultural, pastoral or horticultural activities occurring on the holding. Activities that cannot comply with these standards become discretionary.
109. It is considered appropriate to provide for these small-scale activities in the GRUZ. Farming activities benefit from diversification and communities

benefit from visitors. Providing the effects of the activity are managed appropriately, the plan supports this type of small-scale rural innovation as permitted activities. It is not considered necessary to require a resource consent for small scale businesses in the GRUZ. The potential effects do not warrant the imposition of a consenting regime on these types of activities given the GRUZ is a working environment.

## Topic 11: Aggregates and minerals

110. The Aggregate and Quarry Association (AQA) request the governing sentence of GRUZ-P12 is amended to *'Quarrying activities are managed so that the adverse effects are internalised as far as practicable in the first instance, then offset and compensated avoided, remedied or mitigated through management methods and rehabilitation plans that address matters including'*.

111. AQA consider the word 'avoided' should be deleted as this could be misinterpreted as not allowing quarrying. This is accepted in part, as the intention of this policy is not to apply an effects management hierarchy to the activity, but rather to internalise effects as far as possible and then employ ARM in no particular order. The wording of the policy is clearly confusing. 'Offset' and 'compensate' are recognised parts of the effects management hierarchy but are not intended to be applied in this instance. As the policy approach is unclear, it is recommended that the wording is amended to read:

**GRUZ-P12.** Quarrying activities are managed so that the adverse effects are internalised as far as practicable in the first instance, then avoided, remedied or mitigated as far as practicable, through management methods and rehabilitation plans that address matters including:

1. Demonstrating that the activity will not adversely affect the health and well-being of the Upper Waipa River catchment; and
2. Management of dust, noise, vibration, access and illumination to maintain amenity values, particularly during night time; and
3. Ensuring structures are appropriately located in relation to boundaries, and are of an appropriate scale; and
4. Undertaking remedial measures during extraction operations; and
5. Ensuring the scale and location of mineral extraction is consistent with the capacity, design and function of the roading hierarchy; and
6. Minimising any adverse effect on rural character; and

7. Ensuring sites are rehabilitated using appropriate materials, substrates and indigenous vegetation to provide for the recolonisation of indigenous species; and
  8. Minimising the removal of indigenous vegetation and soil as far as practicable; and
  9. Where removal of high class soils cannot be avoided, as far as practicable enabling the use of the soil to rehabilitate land elsewhere in the region
  10. Managing adverse effects on hydrological systems and on the geomorphological or hydrological characteristics of the karst system.
  - ~~11. Controlling and filtering sediment movement at source to prevent entry of sediment into karst hydrological systems; and~~
  - ~~12. Employing methods to manage and reduce peak runoff in order to simulate near natural infiltration rates and patterns of karst hydrological systems; and~~
  - ~~13. Minimising the drawdown of water in the subcutaneous zone in karst hydrological systems.~~
112. WRC request that GRUZ-P12.8 is amended to add that if removal of high class soils cannot be avoided, the soil should be used to rehabilitate land or soils elsewhere in the region. Section 3.9 of the National Policy Statement for Highly Productive Land requires this plan to avoid the inappropriate use or development of highly productive land that is not land-based primary production. Mineral and aggregate extraction activities are provided for in this clause. It is agreed that high class soils should be used to rehabilitate other sites where this is possible, but consider a separate policy point is required so as not to confuse minimise the policy intent in relation to indigenous vegetation. The amendment is proposed above:
113. WRC request that GRUZ-P12.9 is amended to read '*Controlling and filtering sediment movement at source to prevent entry of sediment into karst and other hydrological systems*'. Graymont request GRUZ-P12.9 and 12.10 are amended to '*Controlling and filtering sediment movement at source to prevent entry of sediment into karst hydrological systems, where practicable; and as appropriate, eEmploying methods to manage and reduce peak runoff in order to simulate near natural infiltration rates and patterns of karst hydrological systems; and ...*
114. There is concern that the provisions in GRUZ-P12.9 - P12.11 may have strayed too far into regional council functions and responsibilities. While these matters were included for completeness as part of management methods and plans, they are clearly outside the duties and powers of district councils. The preference is to remove these policy points entirely and replace them with a new point which seeks to ensure adverse effects on hydrological systems and on the geomorphological or hydrological characteristics of the karst system, are managed. In that way, district council functions such as the location of ponds and overburden can be



addressed through management methods and rehabilitation plans provided for in this policy. The amendment is proposed above:

115. Section 32AA: See Appendix 3.
116. The Department of Conservation request that the definition of 'farm quarrying' is amended to read 'means an activity where sand or rock is extracted primarily for use on the source land holding and the material extracted must not exceed 1000 m<sup>3</sup> per holding per calendar year. It does not include earthworks, indigenous vegetation or habitat of indigenous fauna disturbance or the use of land and accessory buildings for offices, workshops and car parking area.
117. In EW-R6.9, it is clarified that the rules relating to farm quarrying and quarrying activities in the GRUZ prevail over the earthworks provisions to differentiate them from one another. It is not considered that the explicit exclusion of earthworks from the definition is required. The GRUZ permits accessory buildings that are ancillary to any permitted activity, and therefore that exclusion is not considered appropriate. Indigenous vegetation or habitat of indigenous fauna disturbance is managed by the provisions in the ecosystems and indigenous biodiversity chapter. On balance, no amendment to this definition is considered to be necessary.
118. A similar amendment is proposed to the definition of 'quarry'. Both 'quarry' and 'quarrying activities' are National Planning Standards definitions and cannot be amended<sup>2</sup>.

## **Topic 12: Horticulture**

119. Hort NZ request GRUZ-R38 is amended to increase the minimum setback to 20m for habitable buildings in the zone and remove controls on 'other buildings'. The amendment would have the effect of not providing for 'other buildings', allowing large sheds and barns to be erected up to the boundary of the site. There are amenity and nuisance effects associated with allowing large buildings to be located on the boundary of neighbouring properties. The proposed amendment also has the effect of requiring a resource consent for smaller rural sites that cannot meet a 20m setback from internal boundaries even where there are no reverse sensitivity issues with surrounding activities. The rule is designed to avoid the need for a resource consent to erect dwellings and buildings in the GRUZ. However, there are specific rules which ensure new dwellings are not located in close proximity to existing farm buildings to avoid the effects that Hort NZ are likely concerned about. GRUZ-R41 requires a minimum setback of 50m from farm buildings for a new building housing a residential activity. Given this, it is considered that GRUZ-R38 should be retained unamended.

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<sup>2</sup> National Planning Standards 14.1 Where terms defined in the Definitions List are used in a policy statement or plan, and the term is used in the same context as the definition, local authorities must use the definition as defined in the Definitions List. However if required, they may define: a. terms that are a subcategory of, or have a narrower application than, a defined term in the Definitions List. Any such definitions must be consistent with the higher level definition in the Definitions List. b. additional terms that do not have the same or equivalent meaning as a term defined in the Definitions List

120. Conversely, Hort NZ request that the minimum setback for new shelterbelts and artificial screens is reduced from 5m from the boundary of an adjacent property, to 1m. GRUZ-R40 only applies this setback to new artificial screens 6m or higher and new shelterbelts which are proposed to grow to more than 6m high. The activity defaults to restricted discretionary where this cannot be achieved. Given the height of these structures and despite their transparency, their overall bulk, requiring they locate 5m from a neighbour's boundary is not considered to be either unreasonable or onerous. It is considered that the rule should be retained unamended.
121. Hort NZ request a number of amendments and new definitions pertaining to the horticultural industry.
122. The submitter proposes renaming 'artificial screens' to artificial shelters and amending the definition as follows: Artificial ~~screen-shelter~~ means a man-made structure for the purpose of providing wind shelter and to mitigate spray drift that is greater than 2-m high. This change is considered to be an accurate and acceptable description of this activity.
123. Section 32AA: The proposed amendment to the definition is a minor addition which reflects the use of the structure. The definition does not affect the application of the policy and rule framework in any way. No section 32AA evaluation is required.
124. The submitter proposes a new definition for 'greenhouse' as follows: means a structure enclosed by glass or other transparent material and used for the cultivation or protection of plants in a controlled environment but excludes artificial crop protection structures. This new definition is considered to be an accurate and acceptable description of this activity. However, 'cultivation' is a National Planning Standards definition that cannot be amended and does not fit in the context of this definition. Therefore, it is proposed that the wording reads:
- Greenhouse means a structure enclosed by glass or other transparent material and used for growing or protecting plants in a controlled environment but excludes artificial crop protection structures.
125. Section 32AA: The proposed definition adds the description of a structure that is well understood. The definition does not provide any parameters other than a description of the structure's features and does not affect the application of the policy and rule framework in any way. No section 32AA evaluation is required.
126. The submitter proposes amending the definition of 'shelterbelt' as follows: means any trees planted primarily to provide shelter for stock, crops or buildings from the prevailing wind(s) or to mitigate potential spray drift from agrichemical applications. It is not considered necessary to amend this definition. The plan uses the definition contained in the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023, which defines shelterbelts as meaning a row or rows of trees or hedges planted to partially block wind flow. The preference is to employ an unamended definition contained in statutes, national direction or regulations where these are available.

127. The submitter proposes a new definition for 'Highly productive land' as follows: Until the regional policy statement contains maps identifying highly productive land in the Waitomo District highly productive land is: LUC 1, 2, or 3 land which is zoned general rural or rural production and is not identified for future urban development. While the intent of the definition is agreed, the situation regarding the definition of highly productive land is fluid at the moment and it is considered preferable to rely on the National Policy Statement for Highly Productive Land provisions rather than amending the plan.
128. The submitter proposes a new definition for 'land based primary production' as follows: means production, from agricultural, pastoral, horticultural, or forestry activities, that is reliant on the soil resource of the land. This is used in the National Policy Statement for Highly Productive Land. This definition would only be required in this plan if it was to replace the 'agricultural, pastoral and horticultural activities' definition. It is not considered to be broad enough to make that replacement and the rules now pertain to agricultural, pastoral and horticultural activities as drafted. It would be extremely problematic to redefine those activities at this late stage.
129. Hort NZ request GRUZ-R39 is amended to provide for frost fans at a height of 15m and the permitted height of structures in the zone is increased from 10m to 12m. The increased structure height to 12m is not supported, largely because the zone enables subdivision down to a relatively small lot size in comparison with other districts. This enabling approach to lot size has the counter effect of needing to manage bulk and location provisions quite tightly to ensure that rural activities do not impinge on one another and to address reverse sensitivity issues. However, the increased height for frost fans is supported.
130. It is agreed that frost fans are a necessary component of horticultural activities and should be provided for in the GRUZ up to 15m in height. These structures do not have a huge visual impact and some are mobile. They are not widely employed in the district and their operation is discussed further in the section 42A report on noise. It is considered that that for clarity, the maximum height should be measured from ground level to include the blades. It is recommended that the maximum height of structures is retained unamended, but frost fans are provided for. The amendment would read:

GRUZ-R39.	<a href="#">Height</a> and <a href="#">height in relation to boundary</a>
<ol style="list-style-type: none"> <li>1. Structures must not exceed 10 m in height as measured from ground level; and</li> <li>2. <a href="#">Frost fans must not exceed 15 m in height as measured from ground level, inclusive of blades; and</a></li> <li>3. No structure or stored materials shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundaries of a site. See Figure - GRUZ 1.</li> </ol>	<p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>(a) Visual effects including bulk, scale and location of the structure or materials; and</li> <li>(b) The provision of daylight and sunlight into neighbouring buildings; and</li> <li>(c) Effects on surrounding properties, privacy, rural character and amenity; and</li> <li>(d) Ability to soften the visual impact of the structure or materials from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</li> <li>(e) Potential reverse sensitivity effects on any adjoining rural activities.</li> </ol>

131. [Section 32AA](#): See Appendix 3.

132. Hort NZ request GRUZ-R44 is amended to require that noise sensitive activities are insulated to achieve a noise level of 40dB LAeq inside habitable rooms where they are proposed to be located within 300m of a frost fan located on another property. This would also require a report from an experienced acoustic practitioner to demonstrate compliance with this rule. GRUZ-R44 relates to setbacks from State Highways and the main North Island trunk rail line. The most stringent setback in this provision is 80m adjacent to the high speed areas along State Highway 3. 300m seems excessive and there is no additional information provided in this submission to support this position. Highways and railways are in constant use. Frost fans are required intermittently during limited times of the year. This imposition does not seem justifiable and as such, no amendment is recommended to GRUZ-R44.

133. Hort NZ request a permitted activity is included in the plan for seasonal worker accommodation. This is considered an appropriate activity in GRUZ where local accommodation can be difficult to find. A similar approach for 'staff accommodation associated with a tourism facility' is provided in the tourism zone and the proposed rule below is based on this premise. Similarly to the tourism zone, the resulting policy approach is twined with residential based visitor accommodation. The amendments would read:

**GRUZ-P10.** Minimise the potential for [seasonal worker accommodation](#) [and](#) residential based visitor accommodation to generate adverse traffic and noise effects on adjoining properties by restricting maximum occupancy.

<u>GRUZ-RX</u>	<u>Seasonal worker accommodation</u>
<p><u>Activity status: PER</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> <li>1. <u>The maximum occupancy must not exceed twelve persons per site at any one time; and</u></li> <li>2. <u>The seasonal worker accommodation is associated with a horticultural activity; and</u></li> <li>3. <u>The accommodation comprises of a combination of communal kitchen and eating areas and sleeping and ablution facilities; and</u></li> <li>4. <u>It complies with Code of Practice for Able Bodied Seasonal Workers, published by Department of Building and Housing 2008.</u></li> </ol>	<p><u>Activity status where compliance is not achieved: RDIS</u></p> <p><u>Matters over which discretion is restricted:</u></p> <ol style="list-style-type: none"> <li>(d) <u>The effect on surrounding properties, character and amenity; and</u></li> <li>(e) <u>Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</u></li> <li>(f) <u>Potential reverse sensitivity effects on any adjoining activities; and</u></li> <li>(g) <u>The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by Department of Building and Housing 2008.</u></li> </ol>

134. Hort NZ propose an accompany definition for seasonal worker accommodation; *‘the use of land and buildings for the sole purpose of accommodating the short-term labour requirement of a farming activity, rural industry or post-harvest facility’*. However, the rule requested by Hort NZ above applies only to accommodation associated with horticultural activities. Accordingly, the definition needs to align to the rule proposed and would read:

‘Seasonal worker accommodation’ means the use of land and buildings for the sole purpose of accommodating the short-term labour requirement associated with a horticultural activity.

135. Section 32AA: See Appendix 3.

136. Hort NZ request that artificial crop protection structures are provided for as a permitted activity. The submitter proposes a new definition for ‘crop protection structures’ as follows: means an open structure on which plants are grown. This new definition is considered to be an accurate and acceptable description of this activity.

137. It is agreed that artificial crop protection structures should be provided for as permitted activities as they are an integral part of horticultural activities. Hort NZ also request that the definition of ‘building’ is amended to exclude them from building requirements. This is a National Planning Standards definition and cannot be amended, however the activity can be exempt from the maximum building coverage rule and specific setback standards applied, which should achieve the same outcome. This change would require an addition to GRUZ-R5 to add the matter as a new permitted activity and an amendment to GRUZ-R46 (see para 151 below) to address maximum building coverage. The amendments would read:

GRUZ-RX.	<u>Artificial crop protection structures</u>
<p>1. <u>Artificial crop protection structures must not exceed 6 m in height as measured from ground level and must not be located closer than any of the distances specified below:</u></p> <p>(i) <u>5 m from the boundary of an adjacent property that is not owned by the owner of the land it is located on; and</u></p> <p>(ii) <u>5 m from any road or railway line.</u></p> <p>2. <u>Green or black cloth must be used on any vertical faces within 30m of a property boundary, including a road boundary, except that a different colour may be used if written approval of the owner(s) of the immediately adjoining property or the road controlling authority (in the case of a road) is obtained.</u></p> <p><i>Note: See the transport chapter for additional line of site requirements applying to the land transport network.</i></p>	<p><b><u>Matters over which discretion is restricted:</u></b></p> <p>(a) <u>The location and extent of the activity and its effects on amenity values of nearby residential properties and public places; and</u></p> <p>(b) <u>Whether the activity would create new or exacerbate existing hazards to traffic or to the operation of railway lines, overhead power or telephone lines; and</u></p> <p>(c) <u>The extent to which the activity can be relocated to meet setback requirements; and</u></p> <p>(d) <u>Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</u></p> <p>(e) <u>Potential reverse sensitivity effects on any adjoining rural activities; and</u></p> <p>(f) <u>The effects of glare on neighbouring properties or road users.</u></p>

138. Section 32AA: See Appendix 3.

139. Hort NZ request a new definition for 'ancillary rural earthworks' as follows:

Ancillary rural earthworks is the disturbance of soil, earth or substrate land surfaces ancillary to primary production 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

140. The National Planning Standards definition of earthworks 'means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts'. EW-R6.8 permits earthworks up to a total volume of 2000 m<sup>3</sup> (in a

single activity or in cumulative activities in any one calendar year), per holding in the GRUZ.

141. Digging holes for fence posts and domestic gardening are permitted under the provisions of this plan (HW-R7). Cultivation is excluded from the earthworks rules under EW-R6. This is because it is an accepted part of agricultural, pastoral and horticultural activities which are permitted activities in the GRUZ. It is not considered that this definition is necessary to include in the plan. The provisions for earthworks are generous in the GRUZ because they are a known and accepted part of this working environment, and the topography of the district necessitates land disturbance for farming activities to operate. As including a new definition is not recommended.
142. However, it is considered appropriate to provide for as a permitted activity, the 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. It is not considered appropriate for the provisions of this plan to hinder this activity in the district (subject to some limitations), given how serious the situation would be for New Zealand if unwanted organisms were to threaten agricultural or horticultural systems or indigenous biodiversity.
143. The amendment would need to apply across the plan and therefore the most appropriate location is the hapori whānui chapter. Adding the provision to this chapter enables burials to be managed adjacent to waterbodies, the coastal marine area and within a 20 m radius of an entry or opening into any cave or sinkhole. It also ensures burials do not occur in the zones where people most commonly live and visit.

<u>HW-RX.</u>	<u>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</u>	
<u>Activity status: PER</u>	<u>Activity status where compliance is not achieved: NC</u>	
<u>Where:</u>		
<ol style="list-style-type: none"> <li>1. <u>The activity does not occur in the residential, settlement, tourism, Māori purpose or commercial zones; and</u></li> <li>2. <u>The activity does occur not within 20 m of a water body or the coastal marine area or within a 20 m radius of an entry or opening into any cave or sinkhole.</u></li> </ol>		

144. Section 32AA: See Appendix 3.

### Topic 13: Other Matters

145. GRUZ-R18 provides for a range of home businesses in the GRUZ but

excludes a number of activities which have been found to be problematic in terms of the adverse effects they generate when associated with a residential activity. These activities are listed for clarity and include panel beating, spray painting, motor vehicle repair or wrecking, activities involving scrap metal, demolition materials or hazardous waste substances. Hort NZ would like motor vehicle repairs to be provided for in the GRUZ. While it is agreed that motor vehicle repairs have a role in the GRUZ, it is not desirable to enable them as part of a home business without the full consideration of potential effects. Accordingly, this activity is provided for as a discretionary activity whether it is attached as a home business or a stand-alone activity in the GRUZ.

146. The Ministry of Education opposes the definition for 'rural-based education activities' because they consider the definition for 'educational facilities' includes rural-based education activities. They request GRUZ-R23 is deleted and restricted discretionary activity status (rather than discretionary) is provided for educational facilities. It is agreed that the definition of 'educational facilities' encompasses 'rural-based education activities', however it is considered that the plan needs to specifically provide for tertiary or secondary education training of agricultural, pastoral and horticultural activities. Generally, these institutions are privately run and cannot employ designation powers to establish their operations. The plan encourages activities which support farming activities in the GRUZ but acknowledges that in this case, some effects will need to be considered by way of a resource consent. The notified definition and approach are considered appropriate for the district.
147. Rural-based education activities must be ancillary to an agricultural, pastoral or horticultural activity. This in part is how the restricted discretionary status is enabled. The presumption is that the activity is an addition to a working farming operation and where this is not the case a discretionary consent is required. The plan provides for education facilities as a discretionary activity. The Ministry of Education request that this activity status is changed to restricted discretionary. It is considered that there is a difference between the effects and potential reverse sensitivity issues associated with a preschool versus rural-based education activities which are in-situ on farming properties. It is also not considered appropriate that education facilities are considered as restricted discretionary activities given the range of matters which may need to be considered on a site-by-site basis. Again, it is noted that for primary and secondary schools, designation powers are available to the Ministry.
148. The NZPIB request the numbering of standards in GRUZ Table 2 is amended to clearly differentiate between standards and rules. In drafting the plan, the National Planning Standards were carefully followed to meet the format provisions. However, the numbering continuity between the activity rules and the performance standards is unhelpful. We note that other plans use 'GRUZ-S' and consider that is a clearer way to format the plan. We advise that the renumbering will likely not occur until the operative version.
149. GRUZ-R45 enables one record of title per holding, one minor residential unit and one additional residential unit for farm workers. The activity



defaults to a discretionary status. The NZPIB would like the default status to be restricted discretionary. It is considered that three residential units per record of title is a generous permitted activity standard. The default to discretionary allows the full consideration of cumulative effects. Given most farm holdings have multiple titles we do not consider the activity status requires amendment.

150. The NZPIB request that GRUZ-R46 provides an exemption for buildings associated with primary production activities and for mobile pig shelters. The rule provides for a maximum site coverage of 15% for sites equal to or less than one hectare, and 3% for sites greater than 1 hectare. FENZ suggest that for sites equal to or less than one hectare the maximum amount of a site which can be covered by buildings is 15% or 500m<sup>2</sup> total gross floor area, whichever is greater.

151. In respect of the FENZ submission, we suggest that the amendment is not needed. The percentages are designed to be proportional to the size of the lot and this is considered to be an acceptable, well-understood approach to site management. However, it is agreed that emergency service facilities could be exempt from this rule. The amendment would read:

GRUZ-R46.	Maximum <a href="#">building coverage</a>
<ol style="list-style-type: none"> <li>1. For sites equal to or less than one hectare the maximum amount of a site which can be covered by buildings is 15%; and</li> <li>2. For sites greater than one hectare the maximum amount of a site which can be covered by buildings is 3%.</li> <li>3. <a href="#">Provided emergency service facilities and artificial crop protection structures are exempt from this rule.</a></li> </ol>	<p><b>Activity status where compliance is not achieved: DIS</b></p>

152. In respect of NZPIB's submission point, is hard to envisage how quickly the site coverage would be breached by moveable pig shelters and farrowing huts. We welcome additional information on this matter at the hearing. In the interim we do not consider the exemption necessary, nor do we consider that exempting buildings associated with primary production activities is necessary. This has not been an issue to date in the district, however, it may be problematic for intensive indoor primary production activities given their scale. Regardless, intensive indoor primary production activities are discretionary and non-compliance with this standard is also discretionary.

153. Section 32AA: The exemption of emergency service facilities from the building coverage rule is considered to be a minor amendment. This plan makes it clear that it will not hinder the operation of emergency services unless there is a particular effect that needs to be addressed. This approach is seen across the zones and in the district wide matters. Given the very minor effects this change is likely to generate in the GRUZ, no section 32AA evaluation is required. Note crop protection structures are considered as

part of the section 32AA assessment in Appendix 3.

154. FENZ support GRUZ-R46.4 to the extent that it requires the provision of a firefighting water supply. However, they consider the prescribed requirements set out the water supply classification 2 (FW2) which is the minimum requirements for sprinklered structures and non-sprinklered housing, which includes single family dwellings and multi-unit dwellings as per the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice, would not be sufficient for all other structures provided for in the GRUZ such as 'visitor accommodation and residential based visitor accommodation' and 'tourism facilities and retail activities' which may require a higher water supply classification.
155. It appears that while GRUZ-R46.4 is appropriate for residential activities, amended wording '*All developments must have an independent water supply for fire fighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice*' is appropriate for the firefighting water supply requirements of other types of accommodation in the GRUZ. The exact amendment required and the specific activities this applies to needs to be confirmed with FENZ. In the interim no amendment is made and clarification from FENZ is welcomed.

It is agreed that amended wording is required in the aerodrome precinct. The amendment would read:

PREC3-R27.	Servicing
<ol style="list-style-type: none"> <li>1. Where a connection to the Council's reticulated water supply system is not available, all developments must have an independent potable water supply for activities on the site; and</li> <li>2. Where a connection to the Council's reticulated wastewater system is not available, all developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and</li> <li>3. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP); and</li> <li>4. <u>Where a connection to the Council's reticulated water supply system compliant with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice is not available, or additional level of service is required, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water source provisions of SNZ PAS 4509:2008;</u> <del>Where water is not supplied by Council or a private community supply, each building must provide access to a water supply for firefighting purposes that is:</del></li> </ol>	<p><b>Activity status when compliance is not achieved: DIS</b></p>

<p><del>(i) Accessible to firefighting equipment; and</del></p> <p><del>(ii) Between 6 and 90 m from the building including where the specified volume or flow of water is in a water body; and</del></p> <p><del>(iii) Either stores at least 45,000 litres of water or provides at least 25 litres of water per second for 30 minutes.</del></p> <p><i>Note: See SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice for further information about managing fire risk and storage of water for firefighting purposes.</i></p>	
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156. Section 32AA: This amendment updates the approach applied in the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice, which is currently referred to in the advice note to the rule. There is an expectation at the Te Kūiti Aerodrome that new development is able to provide adequate measures and methods to manage the potential for fire. This amendment is considered to be a minor update in the application of the rule and does not affect the policy framework. No section 32AA evaluation is required.
157. The Waikato Regional Council request that a definition for 'highly productive soils' based on the definition provided in the regional policy statement is included in the plan. 'High class soils' is the only definition in that document. It is defined as: 'those soils in Land Use Capability Classes I and II (excluding peat soils) and soils in Land Use Capability Class IIIe1 and IIIe5, classified as Allophanic Soils, using the New Zealand Soil Classification'. This has commonalities with the definition of 'highly productive land' in the National Policy Statement for Highly Productive Land. While the intent of the definition is agreed, the situation regarding the definition of highly productive land is fluid at the moment and it is considered preferable to rely on the National Policy Statement provisions in the interim.
158. Please note, some minor corrections are made in the GRUZ chapter to correct inconsistencies (eg: rural industry rather than rural based industry), refer to the transport network and equivalent car movements in a consistent manner and refer to schedule names in full where these are applied in a provision. Some corrections made in this chapter are addressed in other section 42A reports.

## 5. Conclusion

159. This report provides an assessment of submissions received in relation to the general rural zone land use activities and definitions. It is considered that the submissions should be accepted, accepted in part or rejected as set out in Appendix 1. It is recommended that the general rural zone is amended as set out in Appendix 2 for the reasons discussed in the report above. It is considered that the amended provisions will be efficient and effective in achieving the purpose of the RMA (particularly for any for changes recommended to objectives), the relevant objectives of this plan and other relevant statutory documents, for the reasons set out in the section 32AA evaluations undertaken and included in this report.

## APPENDIX 1 SUBMISSIONS TABLE

## General Rural Zone – Submission points

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
46.77	Federated Farmers	Support	Overview	Retain in the Overview of the General Rural Zone the recognition of farming and rural production activities as notified or with wording to similar effect. And Any consequential amendments required as a result of the relief sought.	Accept in part
14.26	New Zealand Pork Industry Board (NZPIB)	Support in part	Overview	Amend overview as follows:  <u>The General Rural Zone is primarily a pastoral working environment, used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location, including tourism and recreation.</u>  <u>The General Rural Zone is recognised for its food production values and the contribution of activities within the zone to domestic and international food security.</u>  <del>The rural areas of the district are primarily a pastoral, working environment that are reliant on the land and soil resource to support a range of activities including farming, forestry, tourism and recreation</del>  <u>The zone is also reliant on people and communities to function effectively</u>	Accept
46.78	Federated Farmers	Support	Objectives	Retain the objectives for General Rural Zone as notified or with wording to similar effect. And Any consequential amendments required as a result of the relief sought.	Accept in part
47.173	Forest and Bird	Support with amendment	GRUZ-01	Amend GRUZ-01 as follows:  Ensure the inherent life supporting capacity, health and well-being of rural land, ecosystems, <u>indigenous biodiversity</u> , soil and water resources is maintained and where possible enhanced. And Any consequential changes or alternative relief to achieve the relief sought.	Reject
FS19.100	PF Olsen	Oppose		Disallow submission point	Accept
08.34	Manulife Forest Management New Zealand Limited (MFMNZL)	Support	GRUZ-01 to O4	Retain as notified.	Accept
FS19.142	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
				submission	
42.19	Ventus Energy	Support with amendments	GRUZ-O3	Amend GRUZ-O3 as follows:  Encourage innovation in the general rural zone that is adaptive to change and promotes rural viability <u>and new uses of rural land</u> while....	Reject
FS05.55	Federated Farmers	Support		Grant the relief sought	Reject
27.58	Horticulture New Zealand (Hort NZ)	Support	GRUZ-O4	Retain as notified.	Accept
14.27	NZPIB	Support in full	GRUZ-O5	Retain as notified.	Accept
42.20	Ventus Energy	Oppose	GRUZ-O5	Delete GRUZ-O5.	Reject
04.25	New Zealand Agricultural Aviation Association (NZAAA)	Support	GRUZ-O6	Retain as notified.	Reject
FS07.25	Grant Lennox	Support		Allowed	Reject
08.35	MFMNZL	Support	GRUZ-O6	To include plantation forestry  Maintain the capacity of rural areas and rural resources to support <u>plantation forestry</u> , agricultural, pastoral and horticultural activities and lawfully established rural-based activities.	Accept
FS19.143	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
FS23.39	Te Nehenehenui	Support in part		Support in part where the submission points do not conflict with TNN's submission or other supported submissions	Accept
12.25	Heli A1 Limited	Support	GRUZ-O6	Retain as notified.	Reject
FS13.47	NZAAA	Support		Retain the objective as sought	Reject
FS15.28	New Zealand Helicopter Association (NZHA)	Support		Retain the objective as sought	Reject
14.28	NZPIB	Support in part	GRUZ-O6	Amend objective as follows:  Maintain the capacity of rural areas and rural resources to support agricultural, pastoral and horticultural activities, <u>intensive primary production activities</u> and lawfully established rural-based activities.	Reject
19.23	PF Olsen	Support in part	GRUZ-O6	Amend GRUZ-O6 to include plantation forestry; Or Replace the list of activities in GRUZ-O6 with the words "primary production".	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
FS23.77	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.  Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, the taiao and all taonga within TNN area of interest, TNN opposes and requests that Waitomo District Council consider this when finalising the review.	Reject
23.15	Balance Agri-Nutrients	Support	GRUZ-O6	Retain as notified.	Reject
14.29	NZPIB	oppose in part	GRUZ-O7	Amend objective as follows: In locations where effects can be appropriately managed, provide for rural-based industry <del>and intensive indoor primary production.</del>	Reject
42.21	Ventus Energy	Support with amendments	GRUZ-O7	Amend GRUZ-O7 to read: In locations where effects can be appropriately managed, provide for rural based industry, <del>such as energy infrastructure and ...</del>	Reject
FS23.168	Te Nehenehenui	Oppose		Oppose where the activity impacts sites and areas of significance to Māori and significant archaeological sites, iwi, hapu and mana whenua cultural values must be provided for	Accept
08.36	MFMNZL	Support	GRUZ-O8	Retain as notified.	Accept
FS19.144	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
14.30	NZPIB	Support in full	GRUZ-O8	Retain as notified.	Accept
16.34	Fire and Emergency New Zealand (FENZ)	Support	GRUZ-O8	Retain as notified.	Accept
24.42	Ministry of Education (MoE)	Support	GRUZ-O8	Retain as notified.	Accept
27.59	Hort NZ	Support with amendment	GRUZ-O8	Amend GRUZ-O8 as follows:  <u>Provide for non-rural production activities that are ancillary to rural production activities or have a functional or operational need to locate in the General Rural Zone.</u>	Reject
FS23.93	Te Nehenehenui	Oppose in part		Te Nehenehenui have stated support for other submitters submission points that may be in conflict with this submission, therefore TNN oppose the points of this submission that are not aligned to our Taiao and cultural values, or those we have noted support for.	Accept
42.22	Ventus Energy	Support	GRUZ-O8	Retain as notified.	Accept
08.36	MFMNZL	Support	GRUZ-O10	Retain as notified.	Accept
FS19.144	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
02.19	NZHA	Support	GRUZ-O10	Retain as notified.	Accept
FS13.19	NZAAA	Support		Retain as notified.	Accept
04.26	NZAAA	Support	GRUZ-O10	Retain as notified.	Accept
FS07.26	Grant Lennox	Support		Allowed	Accept
12.26	Heli A1 Limited	Support	GRUZ-O10	Retain as notified.	Accept



Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
FS13.48	NZAAA	Support		Retain the objective as sought	Accept
FS15.29	NZHA	Support		Retain the objective as sought	Accept
23.16	Balance Agri-Nutrients	Support	GRUZ-O10	Retain as notified.	Accept
43.84	Graymont (NZ) Limited	Support with amendment	GRUZ-O10	No specific relief sought but the submitter seeks to retain GRUZ-O10, or parts of this objective that seeks to protect existing lawfully established activities and regionally significant industry from reserve sensitivity effects; and that require mineral and aggregate needs to be taken predominantly from local sources.	Accept
14.31	NZPIB	Support in full	GRUZ-O10	Amend wording as follows: Protect existing lawfully established <u>and permitted primary production</u> activities from reverse sensitivity effects.	Reject
16.35	FENZ	Support	GRUZ-O11	Retain as notified.	Accept
08.36	MFMNZL	Support	GRUZ-O12	Retain as notified.	Accept
FS19.144	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
43.85	Graymont (NZ) Limited	Support with amendment	GRUZ-O12	No specific relief sought but the submitter seeks to retain GRUZ-O12, or parts of this objective that seeks to protect existing lawfully established activities and regionally significant industry from reserve sensitivity effects; and that require mineral and aggregate needs to be taken predominantly from local sources.	Accept
14.32	NZPIB	Support in full	GRUZ-O15	Retain as notified.	Reject
04.27	NZAAA	Support	GRUZ-O15	Retain as notified.	Reject
FS07.27	Grant Lennox	Support		Allowed	Reject
12.27	Heli A1 Limited	Support	GRUZ-O15	Retain as notified.	Reject
FS13.49	NZAAA	Support		Retain the objective as sought	Reject
FS15.30	NZHA	Support		Retain the objective as sought	Reject
23.17	Balance Agri-Nutrients	Support	GRUZ-O15	Retain GRUZ-O15 as notified.	Reject
27.60	Hort NZ	Support with amendment	GRUZ-O15	Amend GRUZ-O15 to be a policy.  And Amend GRUZ-O15(3) as follows: ... rural <u>production</u> activities...  And Add the following new clause to GRUZ-O15: <u>7. Will compromise highly productive land.</u>	Accept in part
39.78	Firstgas	Support	GRUZ-O15	Retain as notified.	Reject
43.86	Graymont (NZ) Limited	Support with amendment	GRUZ-O15	No specific relief sought but the submitter seeks to retain GRUZ-O15, or parts of this objective that seeks to protect existing lawfully established activities and regionally significant industry from reserve sensitivity effects; and that require mineral and aggregate needs to be taken predominantly from local sources.	Reject
46.79	Federated Farmers	Support	Policies	Retain the policies for General Rural Zone as notified. And Any consequential amendments required as a result of the relief sought.	Accept in part

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
08.37	MFMNZL	Support in part	GRUZ-P1	To include plantation forestry.  Ensuring agricultural, pastoral, <u>plantation forestry</u> and horticultural activities predominate in the zone; and	Accept
FS19.145	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
FS23.40	Te Nehenehenui	Support in part		Support in part where the submission points do not conflict with TNN's submission or other supported submissions	Reject
14.33	NZPIB	Support in full	GRUZ-P1	Retain as notified.	Reject
19.24	PF Olsen	Support in part	GRUZ-P1	It is considered that this is submission point is meant to be GRUZ-P1, but the submitter has listed amend GRUZ-06 to include plantation forestry;  Or Replace the list of activities with the words "primary production". (refer submission 19.23).	Accept
FS12.16	MFMNZL	Support		Accept the submission	Accept
FS23.78	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.  Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, the taiao and all taonga within TNN area of interest, TNN opposes and requests that Waitomo District Council consider this when finalising the review.	Reject
24.43	MoE	Support	GRUZ-P1	Retain as notified.	Reject
47.174	Forest and Bird	Support with amendment	GRUZ-P1	Add a new clause to GRUZ-P1 as follows: <u>10. Ensuring the protection of indigenous vegetation and the habitats of indigenous fauna.</u> And Any consequential changes or alternative relief to achieve the relief sought.	Reject
FS05.122	Federated Farmers	Oppose		Decline the relief sought	Accept
FS19.101	PF Olsen	Oppose		Disallow submission point	Accept
47.175	Forest and Bird	Oppose	GRUZ-P1.7	Amend GRUZ-P1(7) as follows: <del>Providing for Enabling recreational</del> hunting activities <u>for the purposes of protecting indigenous biodiversity.</u> And Any consequential changes or alternative relief to achieve the relief sought.	Reject

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
04.28	NZAAA	Support in part	GRUZ-P3	Retain GRUZ-P3 by deleting: farming, forestry, quarrying and add:  5. Recognising that <del>farming, forestry, primary production (including agricultural aviation) and quarrying activities</del> are an established and accepted component of the rural environment and may generate noise, odour, dust and visual effects  <u>Include the definition of agricultural aviation as sought above.</u>	Accept
FS07.28	Grant Lennox	Support		Allowed	Accept
FS18.01	Omya	Oppose		Do not adopt this change	Reject
08.38	MFMNZL	Support	GRUZ-P3	Retain as notified.	Reject
FS19.146	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Reject
12.28	Heli A1 Limited	Support in part	GRUZ-P3	Retain GRUZ-P3 <del>by deleting: farming, forestry, quarrying and add:</del>  5. Recognising that <del>farming, forestry, primary production (including agricultural aviation) and quarrying activities</del> are an established and accepted component of the rural environment and may generate noise, odour, dust and visual effects  <u>Include the definition of agricultural aviation as sought above.</u>	Accept
FS13.50	NZAAA	Support		Retain and amend the policy as sought	Accept
FS15.31	NZHA	Support		Retain and amend the policy as sought	Accept
14.34	NZPIB	Support in part	GRUZ-P3	Amend policy as follows:  Ensure that rural character, amenity and safety is maintained and that reverse sensitivity effects are <del>minimised</del> <u>avoided, mitigated or remedied</u> by:  3. Ensuring that buildings housing <del>residential</del> <u>sensitive</u> activities are appropriately setback from the boundary of a rural production zone or an established site of intensive indoor primary production; and	Reject
FS23.59	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.  Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, the taiao and all taonga within TNN area of interest, TNN opposes and requests that Waitomo District Council consider this when finalising the review.	Accept
17.120	Waka Kotahi	Support	GRUZ-P3	Retain as notified.	Reject

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
23.18	Balance Agri-Nutrients	Support with amendment	GRUZ-P3	Amend GRUZ-P3 as follows: 5. Recognising that <del>farming, forestry, primary production (including agricultural aviation)</del> and quarrying activities are an established and accepted component of the rural environment and may generate noise, odour, dust and visual effects; and And Any other additional, alternative or consequential relief as may be necessary to give effect to the changes sought.	Accept
27.61	Hort NZ	Support with amendment	GRUZ-P3	Amend GRUZ-P3(3) as follows:  Ensuring that buildings housing residential activities are appropriately setback from the boundary of <del>rural production activities</del> , the rural production zone, or an established site of intensive indoor primary production.	Reject
30.22	NZFM	Support	GRUZ-P3	Retain GRUZ-P3 as notified.	Reject
FS19.21	PF Olsen	Support		Allow submission point	Reject
29.05	Aggregate and Quarry Association (AQA)	Support	GRUZ-P3 (5)	Retain as notified.	Reject
42.23	Ventus Energy	Support with amendments	GRUZ-P3	Amend GRUZ-P3(5) as follows:  5. Recognising that farming, forestry, <del>and</del> quarrying activities, <u>and energy infrastructure</u> are an ...	Accept in part
FS23.169	Te Nehenehenui	Oppose		Oppose where the activity impacts sites and areas of significance to Māori and significant archaeological sites, iwi, hapu and mana whenua cultural values must be provided for	Accept in part
43.87	Graymont (NZ) Ltd	Support	GRUZ-P3	Retain as notified.	Reject
39.79	Firstgas	Support	GRUZ-P4	Retain as notified.	Accept
08.39	MFMNZL	Support	GRUZ-P5	Retain as notified.	Accept in part
FS19.147	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept in part
17.121	Waka Kotahi	Support in part	GRUZ-P5	Replace the term 'road hierarchy' with 'transport network' within GRUZ-P5, GRUZ-P6, GRUZ-P7 and GRUZ-P12.	Accept in part
27.62	Hort NZ	Support with amendment	GRUZ-P5	Amend all uses of the term 'rural based industry' to 'rural industry'.	Accept in part
43.88	Graymont (NZ) Ltd	Support with amendment	GRUZ-P5	Amend GRUZ-P5(5) as follows: 5. Employing all methods that are <u>considered both necessary and that are practicable</u> , to protect the values of scheduled sites and features.	Accept in part
FS10.23	King Country Energy	Support		Allow	Accept in part

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
FS23.204	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.  Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.	Reject
17.121	Waka Kotahi	Support in part	GRUZ-P6	Replace the term 'road hierarchy' with 'transport network' within GRUZ- P5, GRUZ-P6, GRUZ-P7 and GRUZ-P12.	Accept
14.35	NZPIB	Support in full	GRUZ-P6	Retain as notified.	Accept
27.63	Hort NZ	Support	GRUZ-P6	Retain as notified.	Accept
42.24	Ventus Energy	Support	GRUZ-P6	Retain as notified.	Accept
17.121	Waka Kotahi	Support in part	GRUZ-P7	Replace the term 'road hierarchy' with 'transport network' within GRUZ- P5, GRUZ-P6, GRUZ-P7 and GRUZ-P12.	Accept
14.36	NZPIB	Oppose	GRUZ-P7	Amend policy as follows: GRUZ-P7. Tourism activities are <del>enabled</del> provided for in the general rural zone where: 1. <u>There is an functional and operational need for the activity to locate within the GRUZ.</u> <del>4-2</del> The operation of lawfully established primary production activities are not compromised by the introduction or intensification of a tourism activity; and...	Accept in part
14.37	NZPIB	Oppose in part	GRUZ-P8	Amend policy as follows: GRUZ-P8. <del>Ensure intensive indoor primary production operates in a way that manages adverse effects including</del> <u>Ensure new intensive indoor primary production activities are separated from existing sensitive activities to prevent adverse effects from noise, glare, traffic generation, visual amenity, rural character, landscape effects and odour.</u>	Accept in part
14.38	NZPIB	Support in part	GRUZ-P9	Amend policy as follows:  GRUZ-P9. Where visitor accommodation is proposed, its scale and design must enhance rural amenity, quality and character, and ensure site specific issues including servicing <del>and</del> , transport <u>and reverse sensitivity</u> related effects are appropriately addressed.	Accept
27.64	Hort NZ	Oppose with amendment	GRUZ-P9	Amend GRUZ-P9 as follows:  Where visitor accommodation is proposed its scale and design must enhance rural amenity, quality and character <u>and avoid reverse sensitivity effects and ensure ....</u>	Accept in part
14.39	NZPIB	Support in part	GRUZ-P10	Amend policy as follows: GRUZ-P10: Minimise the potential for residential based visitor accommodation to generate adverse traffic <del>and</del> ,noise <u>and reverse sensitivity</u> effects on adjoining properties by restricting maximum occupancy.	Accept
27.65	Hort NZ	Oppose	GRUZ-P10	Delete GRUZ-P10.	Reject
08.40	MFMNZL	Support	GRUZ-P12	Retain as notified.	Reject

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
FS19.148	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Reject
10.143	Waikato Regional Council (WRC)	Oppose	GRUZ-P12.8	Add to GRUZ-P12.8 that if removal of high class soils cannot be avoided, the soil should be used to rehabilitate land or soils elsewhere in the region.	Accept in part
10.144	WRC	Oppose	GRUZ-P12.9	Amend the wording to "Controlling and filtering sediment movement at source to prevent entry of sediment into karst <u>and other hydrological systems.</u>	Reject
17.122	Waka Kotahi	Support	GRUZ-P12	Retain as notified.	Reject
29.06	AQA	Support with amendment	GRUZ-P12	Amend GRUZ-P12 by: <ul style="list-style-type: none"> <li>Deleting the word "avoid"</li> </ul> Adding the words "offset" and "compensate"	Accept in part
43.89	Graymont (NZ) Ltd	Support with amendment	GRUZ-P12	Amend GRUZ-P12 as follows: ... Controlling and filtering sediment movement at source to prevent entry of sediment into karst hydrological systems, <u>where practicable</u> ; and <u>As appropriate, e</u> mploying methods to manage and reduce peak runoff in order to simulate near natural infiltration rates and patterns of karst hydrological systems; and ...	Reject
FS17.11	NZ Speleological Society	Oppose		Disallow	Reject
FS23.205	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.  Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.	Reject
17.121	Waka Kotahi	Support in part	GRUZ-P12	Replace the term 'road hierarchy' with 'transport network' within GRUZ-P5, GRUZ-P6, GRUZ-P7 and GRUZ-P12.	Accept
29.07	AQA	Support with amendment	GRUZ-P13	Retain GRUZ-P13 to reflect the wording of RPROZ-P7 in respect of the recognition of the desirability of predominantly local sources.	Accept
43.90	Graymont (NZ) Ltd	Support	GRUZ-P13	Retain as notified.	Accept
08.40	MFMNZL	Support	GRUZ-P13	Retain as notified.	Accept
FS19.148	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
43.91	Graymont (NZ) Ltd	Support	GRUZ-P14	Retain as notified.	Accept
08.40	MFMNZL	Support	GRUZ-P14	Retain as notified.	Accept
FS19.148	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
43.92	Graymont (NZ) Ltd	Oppose with amendment	GRUZ-P15	Amend GRUZ-P15 as follows: <u>In the first instance, avoid modification to abiotic and biotic cave features by protecting the immediate radius around cave entries and sinkholes from earthworks and vegetation disturbance. Where this is not practicable, employ appropriate remediation, mitigation measures and/or offsetting mechanisms to ensure that there is a net ecological gain in terms of the broader localities abiotic and biotic features.</u>	Reject
FS17.12	NZ Speleological Society	Oppose		Disallow	Accept
FS23.206	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.  Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.	Accept
14.40	NZPIB	Support in full	GRUZ-P16	Retain as notified.	Accept
04.29	NZAAA	Support in part	GRUZ-R1	Amend the definition for agricultural, pastoral and horticultural activities to include agricultural aviation activities as sought above.	Accept in part
FS07.29	Grant Lennox	Support		Allowed	Accept in part
12.29	Heli A1 Limited	Support in part	GRUZ-R1	Amend the definition for agricultural, pastoral and horticultural activities to include agricultural aviation activities as sought above.	Accept in part
FS13.51	NZAAA	Support		Amend the rule as sought	Accept in part
FS15.32	NZHA	Support		Amend the rule as sought	Accept in part
14.41	NZPIB	Support in full	GRUZ-R1	Retain as notified.	Accept
23.19	Balance Agri-Nutrients	Support with amendment	GRUZ-R1	Amend the definition of 'agricultural, pastoral and horticultural activities' to include agricultural aviation activities as sought above to ensure activity is included in GRUZ-R1. And Any other additional, alternative or consequential relief as may be necessary to give effect to the changes sought.	Accept in part
FS13.62	NZAAA	Support		Amend the definition as sought	Accept in part
FS15.44	NZHA	Support		Amend the definition as sought	Accept in part
27.66	Hort NZ	Support with amendment	GRUZ-R1	Rename 'agricultural, pastoral and horticultural activities' as rural production activities.	Reject
46.80	Federated Farmers	Support	GRUZ-R1	Retain GRUZ-R1 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
14.42	NZPIB	Support in full	GRUZ-R2	Retain as notified.	Accept
46.81	Federated Farmers	Support	GRUZ-R2	Retain GRUZ-R2 as notified. And Any consequential amendments required as a result of the relief sought.	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
38.97	TTRMC	Support	GRUZ-R3	Retain as notified.	Accept
FS20.126	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Kohanganui Whare be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land.	Accept
46.82	Federated Farmers	Support	GRUZ-R3	Retain GRUZ-R3 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
50.27	TNN	Support	GRUZ-R3	Retain as notified.	Accept
FS20.225	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Nehenehenui Trust be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land	Accept
46.83	Federated Farmers	Support	GRUZ-R4	Retain GRUZ-R4 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
27.67	Hort NZ	Support with amendment	GRUZ-R5	Amend GRUZ-R5 by renaming 'Artificial screens' as 'Artificial shelter'	Accept
46.84	Federated Farmers	Support	GRUZ-R5	Retain GRUZ-R5 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
14.43	NZPIB	Support in full	GRUZ-R6	Retain as notified.	Accept
46.85	Federated Farmers	Support	GRUZ-R6	Retain GRUZ-R6 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
46.86	Federated Farmers	Support	GRUZ-R7	Retain GRUZ-R7 as notified. And Any consequential amendments required as a result of the relief sought.	Reject
14.44	NZPIB	Oppose	GRUZ-R7	Amend activity status to Restricted Discretionary and include setbacks for reverse sensitivity in the matters for discretion.	Accept
27.68	Hort NZ	Oppose	GRUZ-R7	Delete residential based visitor accommodation from GRUZ-R7. And Add a standard for visitor accommodation in the General rural zone as a permitted activity for up to 8 visitors at any one point in time.	Accept
16.36	FENZ	Support	GRUZ-R8	Retain as notified.	Accept
46.87	Federated Farmers	Support	GRUZ-R8	Retain GRUZ-R8 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
46.88	Federated Farmers	Support	GRUZ-R9	Retain GRUZ-R9 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
46.89	Federated Farmers	Support	GRUZ-R10	Retain GRUZ-R10 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
46.90	Federated Farmers	Support	GRUZ-R11	Retain GRUZ-R11 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
46.91	Federated Farmers	Support	GRUZ-R12	Retain GRUZ-R12 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
46.92	Federated Farmers	Support	GRUZ-R13	Retain rule GRUZ-R13 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
18.32	Auckland Waikato Fish and Game (AWFG)	Support	GRUZ-R14	Retain as notified.	Accept



Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
46.93	Federated Farmers	Support	GRUZ-R14	Retain rule GRUZ-R14 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
46.94	Federated Farmers	Support	GRUZ-R15	Retain rule GRUZ-R15 as notified. And Any consequential amendments required as a result of the relief sought.	Reject
04.30	NZAAA	Support in part	GRUZ-R15	Retain the rule and add:  2. Clearance of indigenous scrub vegetation (manuka, kanuka, tree ferns) outside of an identified significant natural area for pasture reinstatement, <u>weed control</u> or for a building platform must: (i) Not occur within 5 m of a water body; and Not be cleared if the vegetation is greater than 5 m in height.	Accept
FS07.30	Grant Lennox	Support		Allowed	Accept
FS23.12	Te Nehenehenui	Oppose		Te Nehenehenui have stated support for other submitters' submission points that may be in conflict with this submission, therefore TNN oppose the points of this submission that are not aligned to our Taiao and cultural values, or those we have noted support for.	Accept
12.30	Heli A1 Limited	Support in part	GRUZ-R15	Retain the rule and add:  2. Clearance of indigenous scrub vegetation (manuka, kanuka, tree ferns) outside of an identified significant natural area for pasture reinstatement, <u>weed control</u> or for a building platform must: (i) Not occur within 5 m of a water body; and Not be cleared if the vegetation is greater than 5 m in height.	Accept
FS13.52	NZAAA	Support		Retain the rule and add as sought	Accept
FS15.33	NZHA	Support		Retain the rule and add as sought	Accept
27.69	Hort NZ	Support with amendment	GRUZ-R15	Amend GRUZ-R15 as follows:  <u>3) Removal of material infected by unwanted organisms under the Biosecurity Act 1993</u>	Accept
30.23	NZFM	Not stated	GRUZ-R15	No specific decision requested, but submission considers that GRUZ-R15 very tightly restricts the clearance of indigenous vegetation by providing for only two activities – for pasture reinstatement and for a building platform.	Reject
FS19.22	PF Olsen	Support		Allow submission point	Reject
47.176	Forest and Bird	Oppose	GRUZ-R15	Delete or Amend GRUZ-R15 for consistency with new Rule ECO Rule A to D sought elsewhere in the submission. And Any consequential changes or alternative relief to achieve the relief sought.	Reject  To be further considered in the ecosystems and indigenous biodiversity chapter

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
FS05.123	Federated Farmers	Oppose		<p><u>Advice note: rules in other chapters relating to overlays may also apply.</u></p> <p><u>New ECO Rule C - DIS</u>  <u>The clearance of indigenous vegetation that does not comply with Rules ECO Rule B and is not NC under ECO Rule D and any other indigenous vegetation clearance not specifically provided for is a DIS activity</u></p> <p><u>New ECO Rule D - NC</u>  <u>The clearance of indigenous vegetation that does not comply with conditions 1 and 2 of Rule ECO Rule B is a NC activity.</u></p> <p>And  Make any consequential changes to the SUB chapter to ensure that subdivision on any site with indigenous biodiversity undertakes an assessment applying the significance criteria in Appendix 5 of the WRPS.</p> <p>And  Incorporate the Threatened Environment Classification by way of reference into the Plan: <a href="https://www.landcareresearch.co.nz/tools-and-resources/mapping/threatened-environment-classification/">https://www.landcareresearch.co.nz/tools-and-resources/mapping/threatened-environment-classification/</a></p> <p>And  Add or Amend the note under HW-R8 to refer to the need to comply with ECO rules, including ECO-RA relating to the clearance of indigenous vegetation for fencing.</p> <p>And  Any consequential changes or alternative relief to achieve the relief sought.</p>	<p>Accept</p> <p>To be further considered in the ecosystems and indigenous biodiversity chapter</p>
FS19.102	PF Olsen	Oppose		Disallow submission point	<p>Accept</p> <p>To be further considered in the ecosystems and indigenous biodiversity chapter</p>
19.25	PF Olsen	Support in part	GRUZ-R15	<p>Amend GRUZ-P15(1) and (2) by removing the reference to pasture reinstatement and broaden the rule to apply to primary production purposes.</p> <p>For example (or with words to similar effect);</p> <ol style="list-style-type: none"> <li>1 Clearance of non-indigenous vegetation (excluding plantation forestry) for primary production or for a building platform where this is located outside of an identified significant natural area is permitted; and</li> <li>2 Clearance of indigenous scrub vegetation (manuka, kanuka, tree ferns) outside of an identified significant natural area for primary production or for a building platform must <ol style="list-style-type: none"> <li>i. Not occur within 5 m of a water body; and</li> <li>ii. Not be cleared if the vegetation is greater than 5 m in height.</li> </ol> </li> </ol>	Reject

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
FS23.79	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.  Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, the taiao and all taonga within TNN area of interest, TNN opposes and requests that Waitomo District Council consider this when finalising the review.	Accept
08.42	MFMNZL	Oppose	GRUZ-R16	Delete GRUZ-R16.	Accept
FS19.150	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
FS23.42	Te Nehenehenui	Support in part		Support in part where the submission points do not conflict with TNN's submission or other supported submissions	Accept
19.26	PF Olsen	Oppose	GRUZ-R16	Delete GRUZ-R16.	Accept
FS12.17	MFMNZL	Support		Accept the submission to delete rule GRUZ R16.	Accept
30.24	NZFM	Oppose	GRUZ-R16	Delete GRUZ-R16.	Accept
FS19.23	PF Olsen	Support		Allow submission point	Accept
08.43	MFMNZL	Oppose	GRUZ-R17	Delete GRUZ-R17.	Accept
FS05.28	Federated Farmers	Oppose		Decline the relief sought	Reject
FS19.151	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
FS23.43	Te Nehenehenui	Support in part		Support in part where the submission points do not conflict with TNN's submission or other supported submissions	Accept
19.27	PF Olsen	Support in part	GRUZ-R17	Delete GRUZ-R17. OR Amend GRUZ-R17 to regulate subdivision, avoiding rezoning to rural lifestyle and restricting urban spread onto/of highly productive land.	Accept
FS05.41	Federated Farmers	Oppose		Decline the relief sought	Reject
30.25	NZFM	Oppose	GRUZ-R17	Delete GRUZ-R17.	Accept
FS19.24	PF Olsen	Support		Allow submission point	Accept
46.107	Federated Farmers	Oppose	GRUZ-R17	Delete GRUZ-R17. And Any consequential amendments required as a result of the relief sought.	Accept
FS19.167	PF Olsen	Support		Allow submission points	Accept
17.123	Waka Kotahi	Support in part	GRUZ-R18	Replace the term 'vehicle movements' with 'equivalent car movements'.	Accept
27.70	Hort NZ	Oppose with amendment	GRUZ-R18	Delete 'motor vehicle repair' from GRUZ-R18 (5).	Reject
17.123	Waka Kotahi	Support in part	GRUZ-R19	Replace the term 'vehicle movements' with 'equivalent car movements'.	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
14.45	NZPIB	Oppose	GRUZ-R19	Amend rule as follows:  GRUZ-R19 Tourism facilities and retail activities Activity Status: <del>PER</del> -RDIS  <u>Matters over which discretion is restricted:</u>  <u>(a) The functional and operational need of the activity to operate in the proposed location.</u> <u>(b) The number of facilities or activities per land holding</u> <u>(c) The hours of operation</u> <u>(d) Vehicle movements</u> <u>Potential for reverse sensitivity effects and proposed methods for avoiding, mitigating or remedying effects.</u>	Reject
24.45	MoE	Oppose	GRUZ-R23	Delete GRUZ-R23. And Any consequential amendments required to give effect to the matters raised in this submission.	Reject
14.46	NZPIB	Support in full	GRUZ-R23	Retain as notified.	Accept
17.124	Waka Kotahi	Support in part	GRUZ-R23	Retain as notified.	Accept
14.46	NZPIB	Support in full	GRUZ-R 24	Retain as notified.	
17.124	Waka Kotahi	Support in part	GRUZ-R24	Retain as notified.	Accept
24.44	MoE	Support with amendments	GRUZ-R24	Amend GRUZ-R24 as follows:  <del>Educational facilities and c</del> -Community facilities Activity status: DIS Activity status where compliance is not achieved: N/A And Any consequential amendments required to give effect to the matters raised in this submission.	Reject
14.47	NZPIB	Support in full	GRUZ-R25	Retain as notified.	Accept
27.71	Hort NZ	Support	GRUZ-R25	Retain as notified.	Accept
14.48	NZPIB	Support in full	GRUZ-R30	Retain as notified.	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
14.49	NZPIB	Oppose	GRUZ-R31	<p>Amend rule as follows:</p> <p>1. <b>Activity status:</b> Restricted discretionary</p> <p><b>Where:</b> All hard stand areas, treatment systems, buildings housing animals and any other structures related to an intensive primary production activity are setback 500m from the notional boundary of any sensitive activity on a site under separate ownership.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>b. Odour, noise and dust effects c. Impacts on the transport network d. Scale, design and site layout e. Impacts on visual amenity</p> <p>2. <b>Activity status when compliance not achieved:</b> Discretionary.</p>	Reject
FS23.60	Te Nehenehenui	Oppose		<p>Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto’s Environmental Management Plan.</p> <p>Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, the taiao and all taonga within TNN area of interest, TNN opposes and requests that Waitomo District Council consider this when finalising the review.</p>	Accept
27.72	Hort NZ	Oppose with amendment	GRUZ-R31	<p>Delete ‘Rural industry’ from GRUZ-R31. And Add ‘Rural industry’ as a permitted activity.</p> <p>And</p> <p>Add a permitted activity standard that provides for rural industry up to 200m<sup>2</sup> with a default activity status of restricted discretionary and matters of discretion:</p> <ul style="list-style-type: none"> <li>• Effects on rural character</li> <li>• Potential reverse sensitivity effects</li> </ul>	Reject
14.50	NZPIB	Support in part	GRUZ – Table 2 – Performance Standards	Amend numbering of standards in GRUZ Table 2 to clearly differentiate between standards and rules.	Accept
08.44	MFMNZL	Support in part	GRUZ-R37	<p>Add an additional performance standard to GRUZ-R37 as follows:</p> <p><u>3. 30-meter setback for dwellings and all other buildings from neighbouring boundaries in plantation forestry.</u></p>	Accept
FS19.152	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
FS23.44	Te Nehenehenui	Support in part		Support in part where the submission points do not conflict with TNN's submission or other supported submissions	Accept
14.51	NZPIB	Support in full	GRUZ-R37	Retain as notified.	Accept
16.37	FENZ	Support	GRUZ-R37	Retain as notified.	Accept
46.95	Federated Farmers	Support	GRUZ-R37	Retain performance standards GRUZ-R37 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
46.96	Federated Farmers	Support	GRUZ-R38	Retain performance standards GRUZ-R38 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
14.52	NZPIB	Support in full	GRUZ-R38	Retain as notified.	Accept
27.73	Hort NZ	Oppose with amendment	GRUZ -R38	Amend GRUZ-R38 as follows:  The minimum setback for <del>habitable buildings housing a residential activity</del> from side and rear <del>internal boundaries must be</del> <u>is 20m</u> be (i) <del>5 m on sites 2,500 m<sup>2</sup> or less; or</del> (ii) <del>10 m on sites 2,501 m<sup>2</sup> or greater;</del> OR 1. <del>The minimum setback for all other buildings from internal site boundaries must be:</del> (iii) <del>10 m for buildings less than or equal to 150 m<sup>2</sup>; or</del> (iv) <del>25 m for buildings greater than 150 m<sup>2</sup>;</del>	Reject
FS23.94	Te Nehenehenui	Oppose in part		Te Nehenehenui have stated support for other submitters submission points that may be in conflict with this submission, therefore TNN oppose the points of this submission that are not aligned to our Taiao and cultural values, or those we have noted support for.	Accept
14.53	NZPIB	Support in full	GRUZ-R39	Retain as notified.	Reject
27.74	Hort NZ	Support with amendment	GRUZ-R39	Amend GRUZ-R39 to:  <ul style="list-style-type: none"> <li>• Include building height of 12m</li> <li>• Include a height for frost fans of 15m</li> </ul>	Accept in part
46.97	Federated Farmers	Support	GRUZ-R39	Retain performance standards GRUZ-R39 as notified. And Any consequential amendments required as a result of the relief sought.	Reject
46.98	Federated Farmers	Support	GRUZ-R40	Retain performance standards GRUZ-R40 as notified. And Any consequential amendments required as a result of the relief sought.	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
27.75	Hort NZ	Oppose with amendment	GRUZ-40	Amend GRUZ-R40 as follows:  ...closer than any of the distances specified below: (iii) <del>5</del> 1 m from the boundary of an adjacent property that is not owned by the owner of the land it is located on; and (iv) 5 m from any road or railway line.	Reject
39.80	Firstgas	Support	GRUZ-R40	Retain as notified.	Accept
14.54	NZPIB	Support in full	GRUZ-R41	Retain as notified.	Accept
46.99	Federated Farmers	Support	GRUZ-R41	Retain performance standards in GRUZ-R41 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
46.100	Federated Farmers	Support	GRUZ-R42	Retain performance standards GRUZ-R42 as notified. And Any consequential amendments required as a result of the relief sought.	Reject
14.55	NZPIB	Support in part	GRUZ-R42	Amend standard as follows: 2. As measured from the perimeter <u>of all hard stand areas, treatment systems, buildings housing animals and any other structures related to an intensive primary production activity of the external walls of the structures housing animals on an established site of intensive indoor primary production</u> , the minimum setback for a building housing a residential sensitive activity must be 500 m.	Accept in part
14.56	NZPIB	Oppose	GRUZ-R43	Delete standard.	Accept in part
46.101	Federated Farmers	Support	GRUZ-R43	Retain performance standards GRUZ-R43 as notified. And Any consequential amendments required as a result of the relief sought.	Accept in part
46.102	Federated Farmers	Support	GRUZ-R44	Retain performance standards GRUZ-R44 as notified. And Any consequential amendments required as a result of the relief sought.	This matter will be addressed in the infrastructure chapter
17.125	Waka Kotahi	Oppose	GRUZ-R44	Waka Kotahi seek that this rule is deleted and replaced in the Noise Chapter with the rule drafted in Appendix B.	This matter will be addressed in the infrastructure chapter
27.76	Hort NZ	Support with amendment	GRUZ-R44	Amend GRUZ-R44 as follows: <u>vi) 300m of a frost fan located on another property</u>	Reject
14.57	NZPIB	Support in part	GRUZ-R45	Amend activity status where compliance not achieved for farm working units to RDIS. Restrict matters of discretion to: <ul style="list-style-type: none"> <li>• Visual effects</li> <li>• Effects on rural character and amenity</li> <li>• Potential reverse sensitivity effects on any</li> <li>• adjoining rural activities</li> <li>• Parking, manoeuvring and access.</li> </ul>	Reject
46.103	Federated Farmers	Support	GRUZ-R45	Retain performance standards GRUZ-R45 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
46.104	Federated Farmers	Support	GRUZ-R46	Retain performance standards GRUZ-R46 as notified. And Any consequential amendments required as a result of the relief sought.	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
14.58	NZPIB	Oppose	GRUZ-R46	Provide an exemption to the standard for buildings associated with primary production activities and for mobile pig shelters, as follows:  For sites greater than one hectare the maximum amount of a site which can be covered by buildings is 3%.  <u>Excludes:</u>  a. <u>Buildings associated with primary production activities</u> b. <u>Moveable pig shelters, including farrowing huts 30m<sup>2</sup> in area and less than 2m in height.</u>	Reject
16.38	FENZ	Oppose	GRUZ-R46	Amend as follows:  GRUZ-R46. Maximum <u>building size and building coverage</u>  For sites equal to or less than one hectare the maximum amount of a site which can be covered by buildings is 15%; <u>or</u>  2. 500m <sup>2</sup> total gross floor area, whichever is greater.  <del>3.</del> <u>3.</u> For sites greater than one hectare the maximum amount of a site which can be covered by buildings is 3%.	Accept in part
16.39	FENZ	Support in part	GRUZ-R47	Delete GRUZ-R47(4) and replace with the following:  <u>4. Where a connection to the Council's reticulated water supply system compliant with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice is not available, or additional level of service is required, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water source provisions of SNZ PAS 4509:2008;</u> And Retain the note as notified.	Reject
46.105	Federated Farmers	Support	Table 2 GRUZ-R47	Retain performance standards GRUZ-R47 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
46.106	Federated Farmers	Support	Table 2 GRUZ-R48	Retain performance standards GRUZ-R48 as notified. And Any consequential amendments required as a result of the relief sought.	Accept
08.41	MFMNZL	N/A	NEW	To provide clarity add a statement referring plantation forestry activities to the NESPF.	Accept
FS23.41	Te Nehenehenui	Support in part		Support in part where the submission points do not conflict with TNN's submission or other supported submissions	Accept
FS19.149	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept



Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
24.46	MoE	Amend	NEW RULE	<p>Add a new rule to the General rural zone as follows:            GRUZ-RXX            Educational facilities</p> <p>Activity status: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li><u>The effect on surrounding properties, rural character and amenity; and</u></li> <li><u>Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</u></li> <li><u>The effects associated with layout, design and location of the activity, including operating hours; and</u></li> <li><u>Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</u></li> <li><u>Provision of on-site infrastructure; and</u></li> <li><u>Potential reverse sensitivity effects on any adjoining rural activities.</u></li> </ol> <p>And</p> <p>Any consequential amendments required to give effect to the matters raised in this submission.</p>	Reject
27.77	Hort NZ	NEW	NEW GRUZ – RX Seasonal Worker Accommodation	<p>Add a permitted activity rule for Seasonal Worker Accommodation in the General rural zone as follows:</p> <p><u>GRUZ-RX – Seasonal Worker Accommodation</u>  <u>Activity Status: PER</u>  <u>24. The establishment of a new, or expansion of existing seasonal worker accommodation.</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> <li><u>The seasonal worker accommodation is associated with horticultural activity.</u></li> <li><u>The accommodation comprises of a combination of communal kitchen and eating areas and sleeping and ablution facilities.</u></li> <li><u>The accommodation provides for no more than 12 workers.</u></li> <li><u>It complies with the Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008.</u></li> </ul> <p><u>Where this activity complies with the following rule requirements: GRUZ S1 – Maximum height</u>  <u>GRUZ S2 – Height in relation to boundary GRUZ S3 – Setbacks</u></p> <p><u>Activity status when compliance not achieved:</u></p>	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
				<p>When compliance with GRUZ-RX 1. (a)-(d) is not achieved: RDIS  <u>Matters of discretion:</u></p> <ul style="list-style-type: none"> <li>• <u>Those matters in GRUZ-RX 1. (a)-(d) that are not able to be met</u></li> <li>• <u>Methods to avoid, remedy or mitigate the effects on existing activities, including the provision of screening.</u></li> <li>• <u>landscaping and methods for noise control</u></li> <li>• <u>The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008</u>Where compliance with any rule requirement is not achieved: Refer to relevant Rule Requirement</li> </ul>	
27.78	Hort NZ	New	New rule – GRUZ - RX Artificial crop protection structures	<p>Add a permitted activity rule for Artificial crop protection structures in the General rural zone as follows:</p> <p><u>GRUZ-RX – Artificial Crop Protection Structures and Crop Protection Structures</u></p> <p><u>Activity Status: PER</u></p> <ul style="list-style-type: none"> <li>• <u>The establishment of a new, or expansion of an existing artificial crop protection structure or crop support structure.</u></li> </ul> <p><u>Where:</u></p> <ul style="list-style-type: none"> <li>• <u>The height of the structure does not exceed 6m; and</u></li> </ul> <p><u>Either:</u></p> <ul style="list-style-type: none"> <li>• <u>Green or black cloth is used on any vertical faces within 30m of a property boundary, including a road boundary, except that a different colour may be used if written approval of the owner(s) of the immediately adjoining property or the road controlling authority (in the case of a road) is obtained and provided to the Council; or</u></li> <li>• <u>The structure is setback 1m from the boundary.</u></li> </ul> <p><u>Where this activity complies with the following rule requirements:</u>  GRUZ – S1 Maximum height GRUZ – S4 Setback</p> <p><u>Activity status when compliance not achieved:</u></p> <p><u>When compliance with GRUZ-RX (a) is not achieved: RDIS matters of discretion:</u></p> <ul style="list-style-type: none"> <li>• <u>Assessment of the potential glare on neighbouring properties (or road users) from the colour of the cloth</u></li> <li>• <u>Where compliance with any rule requirement is not achieved: Refer to relevant Rule Requirement</u></li> </ul>	Accept in part

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
23.14	Balance Agri-Nutrients	Support with amendment	Exemptions	Add the following to the list of exempt activities in the General rural zone:  <u>x. The intermittent use of rural airstrips and helicopter landing areas for agricultural aviation activities.</u> And Any other additional, alternative or consequential relief as may be necessary to give effect to the changes sought.	Reject
FS04.08	Farmers Air	Support		Add to the list of exempt activities as sought.	Reject
FS13.61	NZAAA	Support		Add to the list of exempt activities as sought	Reject
FS15.43	NZHA	Support		Add to the list of exempt activities as sought	Reject
10.142	WRC	Oppose	General	Include a definition for "highly productive soils" based on the definition provided in the WRPS (1.6 - Definitions).	Reject
<b>General Rural Zone Aerodrome Precinct (PREC3)</b>					
16.40	FENZ	Support	PREC3-R4. Emergency service facilities	Retain as notified.	Accept
16.41	FENZ	Support	PREC3-R22	Retain as notified.	Accept
16.42	FENZ	Support in part	PREC3-R27	Delete PREC3-R27(4) and replace with the following:  <u>4. Where a connection to the Council's reticulated water supply system compliant with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice is not available, or additional level of service is required, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water source provisions of SNZ PAS 4509:2008;</u> And Retain the note as notified.	Accept

## Definitions

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
19.01	PF Olsen	Support in part	Afforestation	Add a definition of 'Afforestation'.	Accept
30.01	New Zealand Forest Managers Ltd (NZFM)	New	Afforestation	Add a new definition for 'Afforestation' as per the National Environmental Standards for Plantation Forestry.	Accept
FS19.01	PF Olsen	Support		Allow submission point	Accept
FS23.95	Te Nehenehenui	Not stated		Oppose and support in part where the submission points align to the submissions supported by TNN	Reject
12.01	Heli A1 Limited	N/A	Agricultural aviation activities	Add a new definition:  <u>Agricultural aviation activities; means the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production activities, and; conservation activities for biosecurity, or biodiversity purposes; including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's). For clarity, aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's).</u>	Accept in part
FS04.03	Farmers Air	Support		Allow	Accept in part
FS13.23	NZAAA	Support		Add the definition as sought	Accept in part
FS15.05	New Zealand Helicopter Association	Support		Add the definition as sought	Accept in part
23.02	Balance Agri-Nutrients	Neutral	Agricultural aviation	Add new definition for 'agricultural aviation activities' as follows: <u>means the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production activities, and; conservation activities for biosecurity, or biodiversity purposes; including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's). For clarity, aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's).</u> And Any other additional, alternative or consequential relief as may be necessary to give effect to the changes sought.	Accept in part
FS05.42	Federated Farmers	Support		Grant the relief sought	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
04.01	NZAAA (NZAAA)	N/A	Agricultural aviation activities	Add a new definition for <u>Agricultural aviation activities</u> :  <u>Agricultural aviation activities</u> :  means the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production activities, and; conservation activities for biosecurity, or biodiversity purposes; including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's). For clarity, aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's).	Accept in part
FSS3.01	Director-General of Conservation	Support		Supports the proposed definition	Accept in part
FS05.18	Federated Farmers	Support		Grant the relief sought or with wording with similar effect.	Accept in part
FS07.01	Grant Lennox	Support		Allowed	Accept in part
FS23.07	Te Nehenehenui	Oppose		Te Nehenehenui have stated support for other submitters' submission points that may be in conflict with this submission, therefore TNN oppose the points of this submission that are not aligned to our Taiao and cultural values, or those we have noted support for.	Reject
04.03	NZAAA	Support in part	Agricultural, pastoral and horticultural activities	Amend the definition of agricultural, pastoral and horticultural activities by deleting: Farm airstrips and farm helipads and add: <u>Agricultural aviation activities</u>	Accept
FS03.03	Director-General of Conservation	Support		Supports the relief to the extent it is consistent with her submission	Accept
FS07.03	Grant Lennox	Support		Allowed	Accept
12.03	Heli A1 Limited	Support in part	Agricultural, pastoral and horticultural activities	Amend the definition of agricultural, pastoral and horticultural activities by deleting: Farm airstrips and farm helipads and add: Agricultural aviation activities	Accept
FS04.05	Farmers Air	Support		Allow	Accept
FS13.25	NZAAA	Support		Amend the definition as sought	Accept
FS15.07	New Zealand Helicopter Association	Support		Amend the definition as sought	Accept
23.01	Balance Agri-Nutrients	Amend	Agricultural, pastoral and horticultural activities	Amend the definition for 'agricultural, pastoral and horticultural activities' as follows:  means the use of land and/or buildings where the primary purpose is to produce livestock, crops and other agricultural produce that relies on the productive capacity of land and maintains the groundcover, including: ...  (g) <u>Agricultural aviation activities accessing rural Farm airstrips and farm helipads-helicopter landing areas.</u> And Any other additional, alternative or consequential relief as may be necessary to give effect to the changes sought.	Accept in part

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
27.01	Horticulture NZ (Hort NZ)	Support with amendment	Agricultural, pastoral and horticultural activities	Amend the definition of 'Agricultural, pastoral and horticultural activities' as follows:  <del>Agricultural, pastoral and horticultural activities</del> <u>Rural production activities</u> Means the... <u>(i) agricultural aviation</u> <u>(j) ancillary rural earthworks</u> And Any alternative amendments or consequential amendments required to address the concerns raised in the submission.	Accept in part
FS23.80	Te Nehenehenui	Oppose in part		Te Nehenehenui have stated support for other submitters submission points that may be in conflict with this submission, therefore TNN oppose the points of this submission that are not aligned to our Taiao and cultural values, or those we have noted support for.	Accept in part
46.05	Federated Farmers	Support	Agricultural, pastoral and horticulture activities	Retain the definition for 'agricultural, pastoral and horticulture activities' as notified. And any consequential amendments required as a result of the relief sought.	Reject
02.01	NZ Helicopter Association (NZHA)	N/A	Aircraft	Add a new definition:  <u>Aircraft means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by the reactions of the air against the surface of the earth.</u>	Reject
FS13.01	NZAAA	Support		Add the definition as sought	Reject
04.02	NZAAA	N/A	Aircraft	Add a new definition for aircraft:  <u>Aircraft means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by the reactions of the air against the surface of the earth.</u>	Reject
FS03.02	Director-General of Conservation	Support		Supports the proposed definition	Reject
FS07.02	Grant Lennox	Support		Allowed	Reject
12.02	Heli A1 Limited	N/A	Aircraft	Add a new definition: <u>Aircraft</u> :  <u>Aircraft means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by the reactions of the air against the surface of the earth.</u>	Reject
FS04.04	Farmers Air	Support		Allow	Reject
FS13.24	NZAAA	Support		Add the definition sought	Reject
FS15.06	New Zealand Helicopter Association	Support		Add the definition as sought	Reject

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
27.17	Hort NZ	New	Ancillary rural earthworks	<p>Add a new definition for 'ancillary rural earthworks' as follows:</p> <p><u>Ancillary rural earthworks is the disturbance of soil, earth or substrate land surfaces ancillary to primary production that includes:</u></p> <ul style="list-style-type: none"> <li>• <u>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)</u></li> <li>• <u>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</u></li> <li>• <u>Irrigation and land drainage</u></li> <li>• <u>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</u></li> </ul> <p>And Provide for the activity in the General Rural Zone.</p>	Reject
FS23.82	Te Nehenehenui	Oppose in part		Te Nehenehenui have stated support for other submitters submission points that may be in conflict with this submission, therefore TNN oppose the points of this submission that are not aligned to our Taiao and cultural values, or those we have noted support for.	Accept
27.02	Hort NZ	Support with amendment	Artificial screen	<p>Amend definition of 'Artificial screen' as follows:</p> <p><u>Artificial screen-shelter</u> means a man-made structure for the purpose of providing wind shelter <u>and to mitigate spray drift that is greater than 2 m high.</u></p> <p>And Any alternative amendments or consequential amendments required to address the concerns raised in the submission.</p>	Accept
19.04	PF Olsen	Support in part	Continuous cover forestry	Add a definition for 'Continuous cover forestry'.	Accept
27.19	Hort NZ	New	Crop support structures	<p>Add a new definition for 'Crop protection structures' as follows:</p> <p><u>Means an open structure on which plants are grown.</u></p>	Accept
08.01	MFMNZL	Amend	Cultivation	Amend the definition to exclude plantation forestry.	Reject
FS03.06	Director-General of Conservation	Oppose		Retain the definition as notified	Accept
FS19.109	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Reject
FS23.27	Te Nehenehenui	Oppose		TNN opposes where the submission conflicts with manawhenua, iwi, hapu, marae, cultural values or other submission points TNN support	Accept
19.08	PF Olsen	Support in part	Cultivation	Amend the definition of 'cultivation' to exclude planation forestry activities.	Reject
27.04	Hort NZ	Support	Cultivation	Retain as notified.	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
02.03	NZHA	Oppose	Farm airstrips and farm helipads	Delete the definition farm airstrips and farm helipads.	Accept in part
FS05.01	Federated Farmers	Oppose		Decline the relief sought.	Accept in part
FS13.03	NZAAA	Support		Delete the definition as sought	Accept in part
04.05	NZAAA	Oppose	Farm airstrips and farm helipad	Delete the definition: farm airstrips and farm helipads Include definitions of: helicopter landing area and rural airstrip as sought below.	Accept in part
FS05.19	Federated Farmers	Support		Grant the relief sought	Accept in part
FS07.05	Grant Lennox	Support		Allowed	Accept in part
08.02	MFMNZL	Support	Farm airstrips and farm helipads	Retain as notified.	Accept in part
FS04.02	Farmers Air	Oppose		Delete notified definition	Accept in part
FS13.22	NZAAA	Oppose		Delete the definition as notified	Accept in part
FS15.04	New Zealand Helicopter Association	Oppose		Delete the definition as notified	Accept in part
FS19.110	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept in part
12.05	Heli A1 Limited	Oppose	Farm airstrips and farm helipad	Delete the definition: farm airstrips and farm helipads Include definitions of: helicopter landing area and rural airstrip as sought below.	Accept in part
FS13.27	NZAAA	Support		Delete the definition as sought	Accept in part
FS15.09	New Zealand Helicopter Association	Support		Delete the definition as sought	Accept in part
19.10	PF Olsen	Support in part	Farm Airstrips and Farm Helipads	The definition of 'Farm Airstrips and Farm Helipads' and any associated discussion/policies/rules etc should be amended to define "Farm Airstrips and Farm helipads" as "primary production airstrips and helipads" and that they do not include sporadically used non-dedicated landing and take-off areas (such as forestry skid sites for aerial spraying operations). The remainder of the definition is supported.	Accept in part
FS05.39	Federated Farmers	Support		Grant the relief sought	Accept in part
FS13.57	NZAAA	Oppose		Reject the definition amendment sought, the notified definition sought and accept the definitions sought by NZAAA	Accept in part
FS15.38	New Zealand Helicopter Association	Oppose		Reject the definition amendment sought, the notified definition sought and accept the definitions sought by NZAAA	Accept in part



Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
23.04	Balance Agri-Nutrients	Support with amendments	Farm airstrips and helipads	Delete the existing definition for 'Farm airstrips and helipads'; And Add a new definition for 'rural airstrip' as follows: <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> And Any other additional, alternative or consequential relief as may be necessary to give effect to the changes sought.	Accept in part
27.06	Hort NZ	Support with amendment	Farm airstrips and farm helipads	Amend the definition of 'Farm airstrips and farm helipads' to reference 'Agricultural aviation activities'.	Accept
30.08	NZFM	Support with amendment	Farm Airstrips and Farm helipads	Amend the definition and use of the term 'Farm Airstrips and Farm helipads' so that it applies to all 'Primary production airstrips and helipads'.	Accept in part
FS19.08	PF Olsen	Support		Allow submission point	Accept in part
FS23.102	Te Nehenehenui	Not stated		Oppose and support in part where the submission points align to the submissions supported by TNN	Accept in part
46.06	Federated Farmers	Support	Farm airstrips and farm helipads	Retain the definition for 'farm airstrips and farm helipads' as notified. And any consequential amendments required as a result of the relief sought.	Accept in part
FS04.09	Farmers Air	Oppose		Delete definition and add new definitions as sought elsewhere.	Accept in part
FS13.67	NZAAA	Oppose		Delete the definition: FARM AIRSTRIPS AND FARM HELIPADS as sought and add new definitions as sought elsewhere	Accept in part
FS15.49	New Zealand Helicopter Association	Oppose		Delete the definition: FARM AIRSTRIPS AND FARM HELIPADS as sought and add new definitions as sought elsewhere	Accept in part
FS19.157	PF Olsen	Support in part		Allow submission points and provide for plantation forestry	Accept in part
46.07	Federated Farmers	Support	Farm quarrying	Retain the definition for 'farm quarrying' as notified. And any consequential amendments required as a result of the relief sought.	Accept
53.09	DOC	Oppose in part	Farm quarrying	Amend as follows or with wording to like effect:  Means an activity where sand or rock is extracted primarily for use on the source land holding and the material extracted must not exceed 1000 m <sup>3</sup> per holding per calendar year.  <u>It does not include earthworks, indigenous vegetation or habitat of indigenous fauna disturbance or the use of land and accessory buildings for offices, workshops and car parking area.</u> See also forestry quarrying, quarrying activities and quarry.	Reject
FS05.134	Federated Farmers	Oppose		Decline the relief sought	Accept
19.02	PF Olsen	Support in part	Forestry	Add a definition for 'Forestry'.	Reject
30.02	NZFM	New	Forestry	Add a new definition for 'Forestry' as per the National Environmental Standards for Plantation Forestry.	Reject

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
FS19.02	PF Olsen	Support		Allow submission point	Reject
FS23.96	Te Nehenehenui	Not stated		Oppose and support in part where the submission points align to the submissions supported by TNN	Accept
08.03	MFMNZL	Support	Forestry quarrying	Retain as notified.	Accept
FS19.111	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
53.10	DOC	Oppose in part	Forestry quarrying	Amend as follows or with wording to like effect: Has the same meaning as Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 (as set out below):  (a) means the extraction of rock, sand, or gravel for the formation of forestry roads and construction of other plantation forestry infrastructure, including landings, river crossing approaches, abutments, and forestry tracks,— (i) within a plantation forest; or (ii) required for the operation of a plantation forest on adjacent land owned or managed by the owner of the plantation forest; and (b) includes the extraction of alluvial gravels outside the bed of a river, extraction of minerals from borrow pits, and the processing and stockpiling of material at the forest quarry site; but does not include <u>indigenous vegetation or habitat of indigenous fauna disturbance</u> earthworks, mechanical land preparation, or gravel extraction from the bed of a river, lake, or other water body	Reject
FS12.19	MFMNZL	Oppose		Reject submission to change the definition.	Accept
FS19.30	PF Olsen	Oppose		Disallow submission point	Accept
27.22	Hort NZ	New	Greenhouse	Add a new definition for 'Greenhouse' as follows:  <u>means a structure enclosed by glass or other transparent material and used for the cultivation or protection of plants in a controlled environment but excludes artificial crop protection structures.</u>	Accept in part
19.07	PF Olsen	Support in part	Harvesting	Add a definition of 'Harvesting' consistent with the definition in the National Environmental Standards for Plantation Forestry.	Accept
30.03	NZFM	New	Harvesting	Add a new definition for 'Harvesting' as per the National Environmental Standards for Plantation Forestry.	Accept
FS19.03	PF Olsen	Support		Allow submission point	Accept
FS23.97	Te Nehenehenui	Not stated		Oppose and support in part where the submission points align to the submissions supported by TNN	Reject
02.06	NZHA	N/A	Helicopter	Add a definition of <u>Helicopter</u> : <u>means a rotorcraft incorporating one or more power driven rotors. Rotorcraft means any heavier-than-air aircraft which derives its lift in flight from the reaction of the air on one or more rotors on substantially vertical axis.</u>	Reject
FS13.06	NZAAA	Support		Add the definition as sought	Reject

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
12.06	Heli A1 Limited	N/A	Helicopter landing area	Add a new definition: <u>Helicopter landing area:</u> means any area of land, building, or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing	Reject
FS13.28	NZAAA	Support		Add the definition as sought	Reject
FS15.10	New Zealand Helicopter Association	Support		Add the definition as sought	Reject
04.06	NZAAA	N/A	Helicopter landing area	Add a new definition: <u>Helicopter landing area:</u> means any area of land, building, or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing	Reject
FS03.05	Director-General of Conservation	Support		Supports the proposed definition	Reject
FS07.06	Grant Lennox	Support		Allowed	Reject
02.04	NZHA	N/A	Helicopter landing area	Add a new definition for <u>helicopter landing area:</u> <u>Helicopter landing area:</u> means any area of land, building, or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing	Reject
FS05.02	Federated Farmers	Oppose		Decline the relief sought	Accept
FS13.04	NZAAA	Support		Add the definition as sought	Reject
FS14.01	NZ Defence Force	Oppose		The definition is overly broad, encompassing every possible location where helicopters might land including on limited or one-off occasions. This is not in line with the established approach set out in NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas	Accept
02.05	NZHA	Support in part	Helipad	Amend the proposed definition by deleting; See also farm helipads and replace with: Helicopter landing areas:  Means a facility for helicopter movements that may include passenger facilities, but does not include refuelling, servicing, storing of helicopters or freight handling facilities. <del>See also farm helipads.</del> See also helicopter landing area.	Reject
FS13.05	NZAAA	Support		Add the definition as sought	Reject
04.07	NZAAA	Support in part	Helipad	Amend the proposed definition <u>by deleting:</u> <u>See also farm helipads and replace with:</u> See <u>helicopter landing areas</u> means a facility for helicopter movements that may include passenger facilities, but does not include refuelling, servicing, storing of helicopters or freight handling facilities. <del>See also farm helipads.</del> See also <u>helicopter landing area</u>	Reject
FS07.07	Grant Lennox	Support		Allowed	Reject

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
12.07	Heli A1 Limited	Support in part	Helipad	Amend the proposed definition by deleting: See also farm helipads and replace with: See helicopter landing areas  means a facility for helicopter movements that may include passenger facilities, but does not include refuelling, servicing, storing of helicopters or freight handling facilities. <del>See also farm helipads.</del> See also helicopter landing area.	Reject
FS13.29	NZAAA	Support		Amend the definition as sought	Reject
FS15.11	New Zealand Helicopter Association	Support		Amend the definition as sought	Reject
27.23	Hort NZ	New	Highly productive land	Add a new definition for 'Highly productive land' as follows: <u>Until the regional policy statement contains maps identifying highly productive land in the Waitomo District highly productive land is:</u>  <u>LUC 1, 2, or 3 land which is zoned general rural or rural production and is not identified for future urban development.</u>	Reject
FS05.46	Federated Farmers	Support		Grant the relief sought	Reject
14.03	NZPIB	Support in part	Intensive Indoor Primary Production	Include additional definitions to cover the typical range of primary production activities that can be deemed intensive:  <u>Intensive Primary Production means any activity defined as intensive indoor primary production or intensive outdoor primary production.</u>  <u>Intensive Indoor Primary Production (as per National Planning Standards definition) 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.</u>  <u>Intensive Outdoor Primary Production means any primary production activities involving the keeping or rearing of livestock (excluding calf-rearing for a specified time period) that principally occurs outdoors which, by the nature of the activity, precludes the maintenance of pasture or ground cover. Excludes Extensive Pig Farming.</u>	Reject
27.07	Hort NZ	Support	Intensive indoor primary production	Retain as notified.	Accept
27.24	Hort NZ	New	Land based primary production	Add a new definition for 'Land based primary production' as follows: <u>Production from agricultural, pastoral, horticultural, or forestry</u>	Reject
FS23.83	Te Nehenehenui	Oppose in part		Te Nehenehenui have stated support for other submitters submission points that may be in conflict with this submission, therefore TNN oppose the points of this submission that are not aligned to our Taiao and cultural values, or those we have noted support for.	Accept
43.02	Graymont (NZ) Limited	Support	Mineral	Retain as notified.	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
43.03	Graymont (NZ) Limited	Support	Mineral prospecting and exploration	Retain as notified.	Accept
14.05	NZPIB	Support in part	Outdoor (extensive) pig farming	Amend definition as follows: means an area of a site or holding where all pigs and piglets are contained within a paddock(s) with groundcover maintained <u>in accordance with the relevant industry agreed good management practice guidelines.</u>	Accept
08.07	MFMNZL	Amend	Plantation forestry	Add a definition of plantation forestry.	Accept
FS19.115	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
FS23.28	Te Nehenehenui	Oppose		TNN opposes where the submission conflicts with manawhenua, iwi, hapu, marae, cultural values or other submission points TNN support	Reject
19.03	PF Olsen	Support in part	Plantation forestry	Add a definition for 'Plantation Forestry' consistent with the definition in the National Environmental Standards for Plantation Forestry.	Accept
30.04	NZFM	New	Plantation forestry	Add a new definition for 'Plantation Forestry' as per the National Environmental Standards for Plantation Forestry.	Accept
FS19.04	PF Olsen	Support		Allow submission point	Accept
FS23.98	Te Nehenehenui	Not stated		Oppose and support in part where the submission points align to the submissions supported by TNN	Reject
04.08	NZAAA	Support	Primary production	Retain as notified.	Accept
FS07.08	Grant Lennox	Support		Allowed	Accept
08.06	MFMNZL	Support	Primary production	Retain as notified.	Accept
FS19.114	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
12.08	Heli A1 Limited	Support	Primary production	Retain as notified.	Accept
FS13.30	NZAAA	Support		Retain the definition as sought	Accept
FS15.12	New Zealand Helicopter Association	Support		Retain the definition as sought	Accept
14.06	NZPIB	Support in full	Primary production	Retain as notified.	Accept
27.11	Hort NZ	Support	Primary production	Retain as notified.	Accept
43.04	Graymont (NZ) Limited	Support	Primary production	Retain as notified.	Accept
53.12	DOC	Oppose in part	Quarry	Amend as follows or with wording to like effect:  means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding <b>land</b> associated with the operation of a quarry and which is used for <b>quarrying activities</b> . <u>It does not include earthworks, indigenous vegetation or habitat of indigenous fauna disturbance or the use of land and accessory buildings for offices, workshops and car parking area.</u>	Reject
FS08.16	Graymont Ltd	Oppose		Disallow	Accept
FS18.13	Omya	Oppose		Do not adopt this change	Accept
43.05	Graymont (NZ) Limited	Support	Quarry	Retain as notified.	Accept

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
FS03.80	Director-General of Conservation	Oppose		Allow  ** suspect this is incorrect given the further submission opposes the definition**	Reject
08.04	MFMNZL	Support	Quarry	Retain as notified.	Accept
FS19.112	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
08.05	MFMNZL	Support	Quarrying activities	Retain as notified.	Accept
FS19.113	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
43.06	Graymont (NZ) Limited	Support	Quarrying activities	Retain as notified.	Accept
18.03	AWFG	Support	Recreational hunting	Retain as notified.	Accept
04.10	NZAAA	N/A	Rural airstrip	Add a new definition:  <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>	Accept in part
FS05.21	Federated Farmers	Oppose		Decline the relief sought	Reject
FS07.10	Grant Lennox	Support		Allowed	Accept in part
12.10	Heli A1 Limited	N/A	Rural airstrip	Add a new definition:  <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>	Accept in part
FS04.06	Farmers Air	Support		Allow	Accept in part
FS13.32	NZAAA	Support		Add the definition as sought	Accept in part
FS15.14	New Zealand Helicopter Association	Support		Add the definition as sought	Accept in part
27.12	Hort NZ	Support	Rural industry	Retain as notified.	Accept
46.09	Federated Farmers	Support	Rural industry	Retain the definition for 'rural industry' as notified. And any consequential amendments required as a result of the relief sought.	Accept
27.26	Hort NZ	New	Seasonal worker accommodation	Add a new definition for 'Seasonal worker accommodation' as follows: <u>Seasonal worker accommodation means the use of land and buildings for the sole purpose of accommodating the short-term labour requirement of a farming activity, rural industry or post-harvest facility.</u>	Accept in part

Submission No	Submitter	Support / in part / oppose	Plan Provision	Relief Sought	Recommendation
27.14	Hort NZ	Support with amendment	Shelterbelt	Amend the definition of Shelterbelt as follows:  <del>has the same meaning as Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 (as set out below):</del> <del>means a row or rows of trees or hedges planted to partially block wind flow</del>  <u>means any trees planted primarily to provide shelter for stock, crops or buildings from the prevailing wind(s) or to mitigate potential spray drift from agrichemical applications</u>	Reject
FS23.81	Te Nehenehenui	Oppose in part		Te Nehenehenui have stated support for other submitters submission points that may be in conflict with this submission, therefore TNN oppose the points of this submission that are not aligned to our Taiao and cultural values, or those we have noted support for.	Accept
30.05	NZFM	New	Sustainable forest management	Add a new definition for 'sustainable forest management'.	Accept
19.05	PF Olsen	Support in part	Sustainable forest management	Add a definition of 'Sustainable forest management'.	Accept
19.06	PF Olsen	Support in part	Sustainable harvesting	Add a definition of 'Sustainable harvesting'.	Reject

# APPENDIX 2 AMENDMENTS TO THE GENERAL RURAL ZONE CHAPTER

Strikethrough is shown as an addition or ~~deletion~~



## Overview

The General Rural Zone is primarily a pastoral working environment, used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location, including tourism and recreation.

The General Rural Zone is recognised for its food production values and the contribution of activities within the zone to domestic and international food security.

~~The rural areas of the district are primarily a pastoral, working environment that are reliant on the land and soil resource to support a range of activities including farming, forestry, tourism and recreation. These areas are~~ The zone is also reliant on people and communities to function effectively. Approximately 53% of the general rural zone is farmed as high producing, exotic grasslands. Physical rural resources include geology, soils, topography, drainage, climate and vegetation which share complex interrelationships and provide the basis for rural productivity. Highly productive land (Land Use Capability Classes 1-3) comprises around 10% of the general rural zone and is valued for the diverse range of farming activities it supports. Land Use Capability classes 4-7 make up 85% of the general rural zone and these areas are generally suitable for plantation forestry and pastoral grazing.

There are around 420 properties farming sheep and/or beef cattle and 100 dairy farms which support some 90,000 dairy cattle, 115,000 beef cattle and 690,000 sheep. There are a smaller number of farming operations involved in cropping, deer, goat and pig farming and horticultural activities. Farm sizes vary, but a significant proportion of farm operations (47%), are 200 hectares or larger.

Approximately 7% of land area in the general rural zone is used for plantation forestry. If managed appropriately, large scale forestry can be a sustainable land use and can mitigate the effects of erosion in areas of steep terrain. Steeper areas generally have poor soils and require careful stewardship to avoid exacerbating the erosion risk, which in turn contributes to the degradation of water quality.

Development within the general rural zone also has the potential to adversely affect the health and well-being of the district's river catchments. While recognising the importance of primary production activities, this plan affords careful consideration to the potential impacts of vegetation clearance, earthworks, effluent and stormwater runoff associated with rural development and activities. To give effect to the outcomes in the Waikato River Vision and Strategy, there are provisions in this chapter designed to protect against the adverse effects of activities on the Upper Waipa catchment.

Rural character is defined by the elements that comprise the wider rural environment including:

- Large tracts of indigenous vegetation.
- Extensive pastoral grasslands of moderate to steep terrain used for grazing stock and crops.
- Substantial areas of plantation forestry and areas of scrub.
- River valleys, waterfalls and gorges, streams, lakes and wetlands that are generally free from development.
- Open coastal landscapes, estuaries, coastal wetlands, dune lakes and inland harbour areas containing natural features and scenic vistas.
- Karst landscapes and cave systems of national and international significance.
- A low density widely spaced built form, with buildings highly dispersed in the wider landscape.
- A predominantly working landscape with farming activities and buildings, woolsheds and stock yards.
- The characteristic rural noises and odours of farming, including the widespread use of machinery supporting the principal productive land uses.
- Occasional papakāinga and marae with associated activities and events.
- Infrequent rural ~~based~~ industry, mineral and aggregate extraction sites, intensive indoor primary production operations and rural service providers.
- Pockets of tourism facilities and traveller accommodation.
- Generally un-serviced land with a lack of urban infrastructure.
- State Highways which accommodate high vehicle numbers and an extensive network of sealed and unsealed district roads with low traffic levels.
- Occasional local rural events and activities such as equestrian hunts, farm open days, local fundraising events, pony club, events in rural community halls and recreational hunting.

Part of the general rural zone is also in the amenity precinct (PREC6) which is located along the State Highway 37 corridor between Hangatiki and Waitomo Caves Village, and between Hangatiki along State Highway 3 to the northern boundary of the district. This area was identified as part of an extensive landscape policy area in the previous district plan. This plan does not identify the same extensive area, instead prioritising the State Highway corridors (outside of the tourism zones) as important connecting routes which have a rural character requiring maintenance and enhancement. As a multi-zoned precinct, the provisions are located separately in the amenity precinct (PREC6) chapter.

Located within the general rural zone are also indicative areas for rural production. These areas are zoned rural and are located close to areas zoned rural production. The notation indicates they might be used in the future for rural production activities. In order for the zone to change a plan change is required. The general rural zone rules apply, and the only place in the plan where there are rules that apply to the indicative areas is in the subdivision chapter.

## The Aerodrome Precinct

The Te Kūiti Aerodrome is situated 5 km north of Te Kūiti township, adjacent to State Highway 3. It is a highly visible site, approximately 35 ha in area, containing a 500 m asphalt runway which averages 347 movements per month. The precinct consists of four parcels of land which were vested in Waitomo District Council in 1961 for aerodrome purposes.

The aerodrome precinct (PREC3) has been established to facilitate the use of the site for commercial and recreational aviation activities without applying some of the more limiting provisions of the underlying general rural zone. The rule provisions sit in separate tables and apply only to the precinct area identified on the planning maps.

In addition to commercial aviation activities, the site provides refuelling facilities, aircraft storage, clubrooms and flight training. A number of agricultural and recreational activities also occur on the site. Its proximity to the State Highway means that there is future potential for the site to act as a small strategic hub. Accordingly, the precinct's provisions seek to provide for the integrated future development and expansion of the area as a transport and industrial hub while ensuring the aerodrome operations remain the primary purpose of the site.

## Objectives

*Refer also to the relevant objectives in Part 2 District - Wide Matters*

- GRUZ-01.** Ensure the inherent life supporting capacity, health and well-being of rural land, ecosystems, soil and water resources is maintained and where possible enhanced.
- GRUZ-02.** Promote the repopulation of rural areas and encourage activities that provide for rural employment where these are compatible with surrounding rural activities.
- GRUZ-03.** Encourage innovation in the general rural zone that is adaptive to change and promotes rural viability while protecting the ongoing productivity of rural natural and physical resources and maintaining rural character.
- GRUZ-04.** Protect the primary productive values of highly productive soils and ensure the adverse effects of activities do not compromise their physical, chemical, and biological properties.
- GRUZ-05.** Ensure rural character and amenity is maintained and where possible, enhanced.
- GRUZ-06.** Maintain the capacity of rural areas and rural resources to support agricultural, pastoral and horticultural activities, [plantation forestry](#) and lawfully established rural-based activities.
- GRUZ-07.** In locations where effects can be appropriately managed, provide for rural [based](#) industry and intensive indoor primary production.

- GRUZ-O8.** Only non-farming activities that are ancillary to a farming activity or have a functional and operational need to locate in the general rural zone shall be enabled.
- GRUZ-O9.** Enable tourism facilities only where the scale and nature of effects can be appropriately managed.
- GRUZ-O10.** Protect existing lawfully established activities from reverse sensitivity effects.
- GRUZ-O11.** Ensure new development or re-development is appropriately serviced.
- GRUZ-O12.** Meet district and regional mineral and aggregate needs from predominantly local sources.
- GRUZ-O13.** Enable the integrated future development and expansion of the aerodrome precinct and its associated land as a strategic transport and industrial hub.
- GRUZ-O14.** Ensure new development is designed and located to manage significant risks from natural hazards.
- GRUZ-O15.** In the general rural zone, unless specifically provided for by zone provisions, avoid subdivision or development that:
1. Provides for dwellings that are at a density greater than that anticipated by the general rural zone; or
  2. Fails to provide for a clear delineation between urban areas and rural areas; or
  3. Allows the establishment of incompatible adjacent land uses that could result in reverse sensitivity effects on ~~rural~~ primary production activities or existing lawfully established rural industries; or
  4. Adversely affects on-going access to significant mineral resources; or
  5. Impedes the ongoing operation maintenance, upgrading and development of existing and planned nationally/regionally significant infrastructure; or
  6. Results in the uneconomic expansion of existing infrastructure; and
  7. Fails to protect the use of highly productive land for primary production.

# Policies

*Refer also to the relevant policies in Part 2 District - Wide Matters*

**GRUZ-P1.** Land use activities and development must be restricted to a density, scale and intensity and be located appropriately, in order to maintain rural character and amenity by:

1. Ensuring agricultural, pastoral and horticultural activities [and plantation forestry](#) predominate in the zone; and
2. Ensuring structures are an appropriate scale and appropriately located; and
3. Avoiding ribbon development and residential cluster development, along the coastline, unless no other practicable alternative locations exist; and
4. Preserving the rural character of entrance roads to towns and settlements; and
5. Maintaining a delineation between urban and rural areas by avoiding aggregations of buildings and non-farming uses on the outskirts of towns and settlements; and
6. Avoiding the establishment of fortified sites; and
7. Providing for recreational hunting activities; and
8. Enabling marae complex and papakāinga development as a recognised part of rural character, subject to provision of adequate servicing and managing potential adverse effects; and
9. Enabling the use and development of rural halls and educational facilities as a recognised part of rural character where activities provide for the well-being of the community and service or support an identified local need.

**GRUZ-P2.** Recognise the benefits associated with activities that encourage the repopulation of the rural zone and provide rural based employment opportunities. These benefits include:

1. Economic benefits to local communities; and
2. Health and social wellbeing benefits of an increased population base; and
3. The potential to support the continuation of existing facilities and services.

**GRUZ-P3.** Ensure that rural character, amenity and safety is maintained and that reverse sensitivity effects are minimised by:

1. Ensuring that activities and structures are set back from road and internal boundaries; and
2. Ensuring that enclosures housing animals are set back from internal and zone boundaries to avoid adverse effects on adjacent sites; and
3. Ensuring that buildings housing residential activities are appropriately setback from the boundary of a rural production zone or an established site of intensive indoor primary production; and
4. Ensuring utilisation of mineral resources is not constrained by managing the establishment of noise sensitive activities and subdivision in areas close to mineral extraction activities; and
5. Recognising that ~~farming, forestry and quarrying activities~~ primary production (including agricultural aviation) is ~~are~~ an established and accepted component of the rural environment and may generate noise, odour, dust and visual effects; and
6. Managing the scale, intensity, timing and duration of activities to ensure compatibility with the amenity and character of the rural environment; and
7. Ensuring noise sensitive activities located adjacent to State Highways and/or railways provide sufficient acoustic treatment to protect the level of amenity anticipated in the zone; and
8. Ensuring activities do not compromise the safe operation of the land transport network or existing energy infrastructure.

**GRUZ-P4.** Manage plantation forestry, agricultural, pastoral and horticultural activities so that they do not result in adverse effects on the environment or adjacent sites by ensuring:

1. The activity will not adversely affect the health and well-being of the Upper Waipa River catchment; and
2. Buildings are located appropriately and maximum site coverage is not exceeded without the introduction of mitigation measures; and
3. Adverse effects, are avoided, remedied or mitigated; and
4. Farm quarrying is allowed where small quantities of sand or aggregate are extracted primarily for use on the same holding; and
5. Artificial shelters screens and shelterbelts do not have an adverse effect on the environment, particularly on the amenity of adjacent properties, or on infrastructure such as roads, railway lines, electricity transmission and distribution lines.

**GRUZ-P5.** Recognise the economic and employment benefits from rural ~~based~~ industry while ensuring rural ~~based~~ industry is designed, located and operated to internalise adverse effects on the environment as far as practicable by:

1. Ensuring the scale, location and operation of the rural ~~based~~ industry is consistent with the capacity, design and function of the ~~roading hierarchy~~ transport network; and
2. Ensuring the operation of the rural ~~based~~ industry does not adversely affect rural character or constrain lawfully established primary production activities from operating; and
3. Ensuring that the scale, intensity, duration and nature of the adverse effects can be avoided, remedied or mitigated; and
4. Ensuring the removal of vegetation and soil disturbance is minimised as far as practicable; and
5. Employing all methods both necessary and practicable to protect the values of scheduled sites and features.

**GRUZ-P6.** Activities that are not primary production activities should:

1. Not locate in rural areas unless there is a functional and operational need to establish in the general rural zone; and
2. Not locate in rural areas unless it is demonstrated as necessary to provide for unforeseen future urban growth adjacent to existing townships; and
3. Not locate in rural areas unless they are ancillary to a primary production activity; and
4. Not result in any further loss of land from primary production purposes, particularly highly productive land; and
5. Maintain and where possible, enhance rural character and amenity; and
6. Ensure the scale, location and operation of the activity is consistent with the capacity, design and function of the ~~roading hierarchy~~ transport network; and
7. Internalise adverse effects and not cause adverse effects that would result in lawfully established primary production activities being prevented or constrained from operating; and
8. Employ all methods necessary to protect karst hydrological and geomorphological systems; and
9. Minimise and where possible avoid adverse effects on the coastal environment.

**GRUZ-P7.** Tourism activities are ~~enabled~~provided for in the general rural zone where:

1. The operation of lawfully established primary production activities are not compromised by the introduction or intensification of a tourism activity; and
2. The scale, intensity, timing and nature of the adverse effects from the tourism activity can be avoided, remedied or mitigated; and
3. The scale, location and operation of the tourism activity is consistent with the capacity, design and function of the ~~roading hierarchy~~transport network; and
4. The activity will not adversely affect the health and well-being of the Upper Waipa River catchment; and
5. The effects, scale and/or intensity of the tourism activity can be appropriately managed; and
6. The tourism activity protects and enhances the natural environment, including ecological, natural landscape, cultural and heritage features; and

Activities are particularly encouraged where they:

7. Complement the recreational values of the Timber Trail Cycleway or Te Araroa trail; or
8. Support enhanced public access and appreciation of the coastline or lake or river margins.

**GRUZ-P8.** Ensure intensive indoor primary production operates in a way that manages adverse effects including noise, glare, traffic generation, visual amenity, rural character, landscape effects and odour.

**GRUZ-P9.** Where visitor accommodation is proposed, its scale and design must enhance rural amenity, quality and character, and ensure site specific issues including reverse sensitivity, servicing and transport related effects are appropriately addressed.

**GRUZ-P10.** Minimise the potential for seasonal worker accommodation and residential based visitor accommodation to generate reverse sensitivity issues, adverse traffic and noise effects on adjoining properties by restricting maximum occupancy.

**GRUZ-P11.** Ensure the scale and intensity of development can be serviced by on site non-reticulated water, wastewater and stormwater methods.

**GRUZ-P12.** Quarrying activities are managed so that the adverse effects are internalised as far as practicable in the first instance, then avoided, remedied or mitigated as far as practicable through management methods and rehabilitation plans that address matters including:



1. Demonstrating that the activity will not adversely affect the health and well-being of the Upper Waipa River catchment; and
2. Management of dust, noise, vibration, access and illumination to maintain amenity values, particularly during night time; and
3. Ensuring structures are appropriately located in relation to boundaries, and are of an appropriate scale; and
4. Undertaking remedial measures during extraction operations; and
5. Ensuring the scale and location of mineral extraction is consistent with the capacity, design and function of the road-hierarchy transport network; and
6. Minimising any adverse effect on rural character; and
7. Ensuring sites are rehabilitated using appropriate materials, substrates and indigenous vegetation to provide for the recolonisation of indigenous species; and
8. Minimising the removal of indigenous vegetation and soil as far as practicable; and
9. Where removal of high class soils cannot be avoided, as far as practicable enabling the use of the soil to rehabilitate land elsewhere in the region
10. Managing adverse effects on hydrological systems and on the geomorphological or hydrological characteristics of the karst system.

~~Controlling and filtering sediment movement at source to prevent entry of sediment into karst hydrological systems; and~~

~~Employing methods to manage and reduce peak runoff in order to simulate near natural infiltration rates and patterns of karst hydrological systems; and~~

~~Minimising the drawdown of water in the subcutaneous zone in karst hydrological systems.~~

**GRUZ-P13.** When assessing resource consents for quarrying activities, take into account that mineral extraction is constrained by the location of the resource and it is important to maintain a supply of extracted minerals.

**GRUZ-P14.** Mineral prospecting and exploration is enabled provided that the adverse effects of the activities are not significant and impacts on adjacent water bodies and karst systems are minimised.

**GRUZ-P15.** Avoid modification to abiotic and biotic cave features by protecting the immediate radius around cave entries and sinkholes from earthworks and vegetation disturbance.

- GRUZ-P16.** Protect the ongoing operation and development of existing sites of intensive indoor primary production and sites identified as regionally significant in [RPROZ-SCHED1 – Scheduled rural production sites](#), by managing the location of noise sensitive activities on surrounding sites.
- GRUZ-P17.** Enable the development of the aerodrome precinct for a range of activities while:
1. Controlling activities and structures in proximity to the runway to mitigate the risk of accidents; and
  2. Ensuring that activities which require direct access to the runway strip are prioritised on those sites adjacent to it; and
  3. Ensuring structures are appropriately setback from indicative roads and current internal roads; and
  4. Ensuring the development of the aerodrome precinct effectively and efficiently integrates with the land transport network and provides for alternative transport modes including walking and cycling; and
  5. Ensuring that development and expansion within the aerodrome precinct is appropriately serviced in respect of water, wastewater and stormwater; and
  6. Ensuring all activities within the aerodrome precinct are located and developed in a manner that manages adverse effects on the operation of the aerodrome; and
  7. Providing for industrial and strategic transport activities and limited support services including offices and retail ancillary to these uses; and
  8. Avoiding the establishment of activities which might compromise the use and operation of the aerodrome for aviation purposes, industrial and strategic transport activities; and
  9. Ensuring landscaping, building design, layout, reflectivity and colour are managed to maintain the amenity within the aerodrome precinct and when viewing the precinct from other zones and from the State Highway.
- GRUZ-P18.** Ensure the flightpath height restrictions shown on the planning maps are complied with to enable the safe operation of the Te Kūiti Aerodrome.
- GRUZ-P19.** Ensure future development and expansion of Te Kūiti Aerodrome maintains a reasonable degree of amenity along road boundaries, particularly where sites are adjacent to State Highway 3.
- GRUZ-P20.** Ensure adherence to aviation safety requirements to enable the ongoing operation and development of the aerodrome precinct.

**GRUZ-NEW.** Ensure new intensive indoor primary production activities are separated from existing sensitive activities to prevent adverse noise, glare, traffic generation, visual and odour effects.

## Rules

The rules that apply to the general rural zone are in contained the tables listed below. To undertake any activity the general rural zone, it must comply with all the rules listed in:

- GRUZ – Table 1 – Activities Rules; and
- GRUZ – Table 2 – Performance Standards; and
- Any relevant provision in Part 2 District-Wide Matters.

The rules that apply to the aerodrome precinct (PREC3) are in contained the tables listed below. To undertake any activity the aerodrome precinct (PREC3), it must comply with all the rules listed in:

- PREC3 – Table 1 – Activities Rules; and
- PREC3 – Table 2 – Performance Standards; and
- Any relevant provision in Part 2 District-Wide Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity. [Refer to Part 1 – How the Plan Works](#) for an explanation of how to use this plan, including activity status abbreviations. **Pursuant to Section 86B(3) of the RMA, the following rules that protect or relate to water have immediate legal effect: GRUZ-R47.**

GRUZ – Table 1 – Activities Rules

The rules in this table apply to the general rural zone outside of the aerodrome precinct (PREC3)	
GRUZ-R1.	Agricultural, pastoral and horticultural activities and stock underpasses
GRUZ-R2.	Residential units, minor residential units and farm worker residential units
GRUZ-R3.	Marae complex and papakāinga housing development
GRUZ-R4.	Tanks and silos
GRUZ-R5.	Shelterbelts, and artificial <u>shelters screens and artificial crop protection structures</u>
GRUZ-R6.	Outdoor (extensive) pig farming
GRUZ-R7.	Visitor accommodation and residential based visitor accommodation
GRUZ-R8.	Emergency services facilities
GRUZ-R9.	Mineral prospecting and exploration
GRUZ-R10.	Continuous cover forestry and/or sustainable forest management/sustainable harvesting outside of a Significant Natural Area
GRUZ-R11.	Urupa under Te Ture Whenua Māori Act 1993 and private cemeteries under the Burial and Cremation Act 1964.
GRUZ-R12.	Accessory buildings ancillary to any permitted activity
GRUZ-R13.	Construction, addition and alteration of buildings for any permitted activity
GRUZ-R14.	Recreational hunting

<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <p>1. All of the performance standards in GRUZ – Table 2 are complied with.</p> <p><i>Note: Where the building is listed in <a href="#">SCHED1 – Heritage Buildings and Structures</a>, also see the <a href="#">historic heritage chapter</a>.</i></p>	<p>Activity status where compliance is not achieved with GRUZ-R37 to GRUZ-R44: RDIS</p> <p>Activity status where compliance is not achieved with GRUZ-R45 to GRUZ-R47: DIS</p> <p>Activity status where compliance is not achieved with GRUZ-R48: NC</p> <p>Where the activity is RDIS, the matters over which discretion is restricted are:</p> <p>(a) The matters of discretion associated with any performance standard which cannot be complied with in GRUZ - Table 2.</p>
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GRUZ-R15.	Vegetation clearance outside of an identified significant natural area
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. Clearance of non-indigenous vegetation (excluding plantation forestry) for <a href="#">weed control</a>, pasture reinstatement or for a building platform where this is located outside of an identified significant natural area is permitted; and</li> <li>2. Clearance of indigenous scrub vegetation (manuka, kanuka, tree ferns) outside of an identified significant natural area for <a href="#">weed control</a>, pasture reinstatement or for a building platform must:               <ol style="list-style-type: none"> <li>(i) Not occur within 5 m of a water body; and</li> <li>(ii) Not be cleared if the vegetation is greater than 5 m in height.</li> </ol> </li> <li>3. <a href="#">Clearance of non-indigenous vegetation or indigenous scrub vegetation (manuka, kanuka, tree ferns) outside of an identified significant natural area for removal of material infected by unwanted organisms under the Biosecurity Act 1993.</a></li> </ol> <p><i>Note: Where vegetation clearance is proposed in a significant natural area the provisions in the ecosystems and indigenous biodiversity chapter apply.</i></p> <p><i>Note: For the objectives and policies for district-wide biodiversity see the ecosystems and indigenous biodiversity chapter.</i></p> <p><i>Note: GRUZ-R15.2 does not apply to the part of Waitomo district which is within the Manawatū-Whanganui Region. In this part of the district, clearance or removal of indigenous vegetation is controlled by the provisions of the Manawatū-Whanganui Regional Plan.</i></p>	<p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>(a) Whether the vegetation removal is setback from riparian and coastal margins; and</li> <li>(b) The location, timing of construction, design and density of soil disturbance and vegetation removal activities; and</li> <li>(c) Measures to avoid, remedy or mitigate the adverse effects of the activity on the rural environment.</li> <li>(d) The location, extent and necessity of removing indigenous scrub vegetation (manuka, kanuka, tree ferns); and</li> <li>(e) The extent to which existing vegetation is retained in order to mitigate the effects of erosion, sedimentation, water quality degradation and loss of indigenous species habitat; and</li> <li>(f) Methods and alternatives proposed to avoid or minimise potential adverse effects on indigenous biodiversity and rehabilitation measures.</li> </ol>

GRUZ-R16:	Plantation forestry — community drinking water supply
<p><del>Activity status: PER</del></p> <p><del>Where:</del></p> <ol style="list-style-type: none"> <li>1. <del>The harvesting of plantation forestry must not be conducted within 1 km upstream of the abstraction point of a drinking water supply for more than 25 people where the water take is from a water body; and</del></li> </ol>	<p><del>Activity status where compliance is not achieved: RDIS</del></p> <p><del>Matters over which discretion is restricted:</del></p> <ol style="list-style-type: none"> <li><del>(a) The effects of the location and extent of harvesting or quarrying on the water quality at the abstraction point; and</del></li> </ol>

<p><del>2. Forestry quarrying activities must not be conducted over a shallow water table (less than 30 m below ground level) that is above an aquifer used for a human drinking water supply.</del></p> <p><del>Note: This rule prevails over the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.</del></p>	<p><del>(b) Whether the harvesting activity is setback from riparian margins; and</del></p> <p><del>(c) The location, timing, design and density of soil disturbance and vegetation removal activities and any rehabilitation measures proposed; and</del></p> <p><del>(d) The effects of harvesting and quarrying in respect of slope stability or exacerbation of any pre-existing deep seated land instability; and</del></p> <p><del>(e) The effects on soil erosion post harvest; and</del></p> <p><del>(f) The extent to which vegetation is retained in order to mitigate the effects of streambank and/or slope erosion, sedimentation and water quality degradation; and</del></p> <p><del>(g) Measures to avoid, remedy or mitigate damage to riparian vegetation or soil; and</del></p> <p><del>(h) Measures to avoid, remedy or mitigate adverse effects of the activity on the drinking water supply, including the adverse effects of flood-borne slash and debris damage.</del></p>
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<b>GRUZ-R17:</b>	<b>Land use conversion to plantation forestry</b>
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<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. Land is converted from agricultural, pastoral or horticultural activities into forestry or plantation forestry on land use capability classes 4-7 (Land Resource Inventory dataset).</p>	<p><b>Activity status where compliance is not achieved: N/A</b></p>
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<p><b>Activity Status: RD1S</b></p> <p><b>Where:</b></p> <p>2. Land is converted from agricultural, pastoral or horticultural activities into forestry or plantation forestry on land use capability classes 1-3 (Land Resource Inventory dataset).</p> <p><b>Matters over which discretion is restricted:</b></p> <p><del>(a) Whether the change in land use facilitates the use, return or continued availability of highly productive soils for agricultural, pastoral or horticultural activities; and</del></p> <p><del>(b) Whether the change in land use appropriately recognizes the full range of values and benefits associated with the use of highly productive soils for agricultural, pastoral or horticultural activities; and</del></p> <p><del>(c) Whether the change in land use maintains the availability of highly productive soils for agricultural, pastoral or horticultural activities for future generations.</del></p> <p><del>Note: Land use consents for this activity may be issued for a limited period.</del></p>	
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<b>GRUZ-R18.</b>	<b>Home businesses</b>	
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>No more than two full time equivalent persons who do not reside on the site are employed in the home business; and</li> <li>The hours of operation for the home business are between 7am and 7pm Monday to Friday and between 9am and 5pm Saturday, Sunday and Public Holidays; and</li> <li>The home business and household(s) combined must not generate more than 22 <del>vehicle movements</del> <u>equivalent car movements</u> to the site per 24 hour period; and</li> <li>Any outdoor storage area must be screened from any road or public space; and</li> <li>A home business may include home based child care but must not be any of the following activities: Panel beating, spray painting, motor vehicle repair or wrecking, fibre glassing, activities involving heavy vehicles, sheet metal work, wrought iron work, activities involving scrap metal or demolition materials or hazardous waste substances, activities involving fish or meat processing or funeral parlours. In the general rural zone these activities are <b>industrial activities</b>.</li> </ol>	<p><b>Activity status where compliance is not achieved: DIS</b></p>	

<b>GRUZ-R19.</b>	<b>Tourism facilities and retail activities</b>	
<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>The activity must not be located in the amenity precinct (PREC6); and</li> <li>Only one tourism facility OR one retail activity is permitted per holding; and</li> <li>The hours of operation are between 7am and 7pm Monday to Friday and between 9am and 5pm Saturday, Sunday and Public Holidays; and</li> <li>All of the performance standards in GRUZ – Table 2 are complied with;</li> </ol> <p>AND</p> <ol style="list-style-type: none"> <li>For tourism facilities the activity must not generate more than 100 <del>vehicle movements</del> <u>equivalent car movements</u> per day and one</li> </ol>	<p><b>Activity status where compliance is not achieved: DIS</b></p>	

<p>building per holding not exceeding 150 m<sup>2</sup> gross floor area is permitted for either:</p> <ul style="list-style-type: none"> <li>(i) The commercial organisation and operation of activities that cater to tourists, including outdoor education activities; or</li> <li>(ii) An information centre or visitor centre; or</li> <li>(iii) Retail activities ancillary to a tourism activity; or</li> <li>(iv) A combination of the above listed activities in (i) to (iii);</li> </ul> <p>OR</p> <p>6. Retail activities must:</p> <ul style="list-style-type: none"> <li>(i) not exceed 100 m<sup>2</sup> of gross floor area per holding; and</li> <li>(ii) not generate more than 100 <del>vehicle movements</del> <u>equivalent car movements</u> to the site per 24 hour period; and</li> <li>(iii) predominantly sell goods produced on that holding and be ancillary to the agricultural, pastoral or horticultural activities occurring on the holding.</li> </ul>	
<p><b>Activity Status: DIS</b></p> <p><b>Where:</b></p> <p>1. The activity is located in the amenity precinct (PREC6).</p> <p><i>Note: For policy guidance see PREC6-P1</i></p>	<p><b>Activity status where compliance is not achieved: N/A</b></p>
<p><b>GRUZ-R20.</b></p>	<p><b>Packing sheds and greenhouses</b></p>
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>1. All of the performance standards in GRUZ – Table 2 are complied with; and</li> <li>2. Packing sheds must only be used for the initial processing and packaging of horticultural and agricultural products that are produced on the holding (other than honey and bee products); and</li> <li>3. Greenhouses must have a permeable floor; and</li> <li>4. The packing shed and/or greenhouse buildings must not exceed 500 m<sup>2</sup> gross floor area per holding.</li> </ul>	<p><b>Activity status where compliance is not achieved: DIS and the activity becomes a rural industry. See GRUZ-R30</b></p>



<b>GRUZ-R21.</b>	<b>Farm quarrying</b>
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<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. All of the performance standards in GRUZ -Table 2 are complied with; and</li> <li>2. The material extracted must not exceed 1000 m<sup>3</sup> per holding per calendar year; and</li> <li>3. No blasting activities occur; and</li> <li>4. The material extracted is not for pecuniary gain and is primarily for use on the source land holding; and</li> <li>5. Where the farm quarry is adjacent to a site zoned as residential, rural lifestyle, settlement, commercial, Māori purpose, tourism, future urban or open space, it must be screened by planting and landscaping that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 5 m.</li> </ol>	<p><b>Activity status where compliance is not achieved: DIS and the activity becomes a quarrying activity. See GRUZ-R31</b></p>
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<b>GRUZ-R22.</b>	<b>Demolition and/or removal of buildings and structures</b>
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<p><b>Activity status: PER</b></p> <p><i>Note: Where the building is listed in <a href="#">SCHED1 – Heritage Buildings and Structures</a>, see the <a href="#">historic heritage chapter</a>.</i></p>	<p><b>Activity status where compliance is not achieved: N/A</b></p>
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<b>GRUZ-R23.</b>	<b>Wineries, breweries, distilleries and cafes</b>
<b>GRUZ-R24.</b>	<b>Rural-based education activities</b>

<p><b>Activity status: RDIS</b></p> <p><b>Where</b></p> <ol style="list-style-type: none"> <li>1. The activity is ancillary to an agricultural, pastoral or horticultural activity; and</li> <li>2. For wineries, breweries, distilleries and cafes the hours of operation are between 7am and 7pm Monday to Friday and between 9am and 5pm Saturday, Sunday and Public Holidays.</li> </ol> <p><b>Where the activity is RDIS, the matters over which discretion is restricted are:</b></p> <ol style="list-style-type: none"> <li>(a) The effect on surrounding properties, rural character and amenity; and</li> <li>(b) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</li> <li>(c) The effects associated with layout, design and location of the activity, including operating hours; and</li> <li>(d) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</li> <li>(e) Provision of on-site infrastructure; and</li> <li>(f) Potential reverse sensitivity effects on any adjoining rural activities.</li> </ol>	
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Activity status where compliance is not achieved: DIS	
GRUZ-R25.	<a href="#">Educational facilities</a> and <a href="#">community facilities</a>
GRUZ-R26.	Creation of new entrances into caves, <a href="#">structures</a> within caves or other modifications to cave features
GRUZ-R27.	Any <a href="#">earthworks</a> or clearance of vegetation (other than plant pest species, wilding pines, or when required in emergency situations such as the recovery of stock) within a 20 m radius of an entry or opening into any cave or sinkhole
GRUZ-R28.	Any fill or rubbish placement into any cave or sinkhole OR within a 20 m radius of an entry or opening into any cave or sinkhole
GRUZ-R29.	<a href="#">Boarding or breeding kennels or catteries</a>
GRUZ-R30.	<a href="#">Camping grounds</a>
GRUZ-R31.	<a href="#">Rural industry</a> , <a href="#">wool stores</a> and <a href="#">intensive indoor primary production</a>
GRUZ-R32.	<a href="#">Quarrying activities</a> and <a href="#">industrial activities</a>
GRUZ-R33.	Stock saleyards
GRUZ-R34.	Activities not otherwise listed in Table 1
Activity status: DIS	Activity status where compliance is not achieved: N/A
GRUZ-R35.	<a href="#">Fortified sites</a>
Activity status: NC	Activity status where compliance is not achieved: N/A
GRUZ-R36.	Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps
Activity status: PR	Activity status where compliance is not achieved: N/A
<a href="#">GRUZ-RX.</a>	<a href="#">Minimum setback from plantation forestry</a>
<p>1. <a href="#">The minimum setback for a new building housing a residential activity must be 40 m from existing plantation forestry on an adjacent site: and</a></p> <p>2. <a href="#">Buildings housing a residential activity may be erected up to any common boundary with an adjacent site which is in the same holding.</a></p> <p><a href="#">Note: The rule does not apply to afforestation setbacks which are managed by the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023.</a></p>	<p><a href="#">Matters over which discretion is restricted:</a></p> <p>(a) <a href="#">The extent to which the activity can be relocated to meet setback requirements: and</a></p> <p>(b) <a href="#">The layout, design and location of the residential activity, including consideration of shading effects, topographical and geographical features: and</a></p> <p>(c) <a href="#">Potential reverse sensitivity effects on adjoining plantation forestry.</a></p>

<u>GRUZ-RX</u>	<u>Seasonal worker accommodation</u>
<p><b><u>Activity status: PER</u></b></p> <p><b><u>Where:</u></b></p> <ol style="list-style-type: none"> <li>1. <u>The maximum occupancy must not exceed twelve persons per site at any one time; and</u></li> <li>2. <u>The seasonal worker accommodation is associated with a horticultural activity; and</u></li> <li>3. <u>The accommodation comprises of a combination of communal kitchen and eating areas and sleeping and ablution facilities; and</u></li> <li>4. <u>It complies with Code of Practice for Able Bodied Seasonal Workers, published by Department of Building and Housing 2008.</u></li> </ol>	<p><b><u>Activity status where compliance is not achieved: RDIS</u></b></p> <p><b><u>Matters over which discretion is restricted:</u></b></p> <ol style="list-style-type: none"> <li>(a) <u>The effect on surrounding properties, character and amenity; and</u></li> <li>(b) <u>Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</u></li> <li>(c) <u>Potential reverse sensitivity effects on any adjoining activities; and</u></li> <li>(d) <u>The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by Department of Building and Housing 2008.</u></li> </ol>

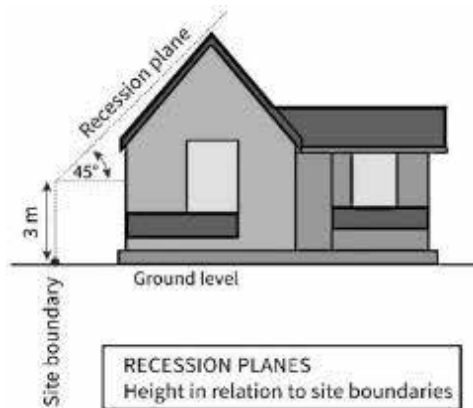
<u>GRUZ-RX.</u>	<u>Artificial crop protection structures</u>
<ol style="list-style-type: none"> <li>1. <u>Artificial crop protection structures must not exceed 6 m in height as measured from ground level and must not be located closer than any of the distances specified below:</u> <ol style="list-style-type: none"> <li>(i) <u>5 m from the boundary of an adjacent property that is not owned by the owner of the land it is located on; and</u></li> <li>(ii) <u>5 m from any road or railway line.</u></li> </ol> </li> <li>2. <u>Green or black cloth must be used on any vertical faces within 30m of a property boundary, including a road boundary, except that a different colour may be used if written approval of the owner(s) of the immediately adjoining property or the road controlling authority (in the case of a road) is obtained.</u></li> </ol> <p><u>Note: See the transport chapter for additional line of site requirements applying to the land transport network.</u></p>	<p><b><u>Matters over which discretion is restricted:</u></b></p> <ol style="list-style-type: none"> <li>(a) <u>The location and extent of the activity and its effects on amenity values of nearby residential properties and public places; and</u></li> <li>(b) <u>Whether the activity would create new or exacerbate existing hazards to traffic or to the operation of railway lines, overhead power or telephone lines; and</u></li> <li>(c) <u>The extent to which the activity can be relocated to meet setback requirements; and</u></li> <li>(d) <u>Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</u></li> <li>(e) <u>Potential reverse sensitivity effects on any adjoining rural activities; and</u></li> <li>(f) <u>The effects of glare on neighbouring properties or road users.</u></li> </ol>

GRUZ – Table 2 – Performance Standards

GRUZ-R37.	Minimum setback from road boundaries
<p>1. The minimum setback from road boundaries for any building adjacent to any district road must be at least 10 m; and</p> <p>2. The minimum setback from road boundaries for any building adjacent to any designated State Highway must be 30 m.</p> <p>Provided emergency service facilities are exempt from this rule.</p> <p><i>Note: Stockyards and stock loading ramps are structures and are not required to comply with this rule</i></p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the building; and</p> <p>(b) The provision of daylight and sunlight into neighbouring buildings; and</p> <p>(c) Effects on surrounding properties, rural character and amenity; and</p> <p>(d) Ability to soften the visual impact of the building from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p> <p>(e) Potential reverse sensitivity effects on any adjoining rural activities; and</p> <p>(f) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation.</p>
GRUZ-R38.	Minimum setback from internal boundaries
<p>1. The minimum setback for buildings housing a residential activity from internal boundaries must be:</p> <p style="padding-left: 20px;">(i) 5 m on sites 2,500 m<sup>2</sup> or less; or</p> <p style="padding-left: 20px;">(ii) 10 m on sites 2,501 m<sup>2</sup> or greater;</p> <p>OR</p> <p>2. The minimum setback for all other buildings from internal site boundaries must be:</p> <p style="padding-left: 20px;">(iii) 10 m for buildings less than or equal to 150 m<sup>2</sup>; or</p> <p style="padding-left: 20px;">(iv) 25 m for buildings greater than 150 m<sup>2</sup>;</p> <p>AND</p> <p>3. Buildings may be erected up to any common boundary with an adjacent site which is in the same holding; and</p> <p>4. Kennels housing more than 10 dogs must be setback 10 m from internal site boundaries.</p> <p><i>Note: See GRUZ-R41 for setbacks for specified farm structures</i></p> <p><i>Note: All buildings and structures, must also comply with NATC-R2, CEH-R1 and CEH-R2.</i></p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the building; and</p> <p>(b) The provision of daylight and sunlight into neighbouring buildings; and</p> <p>(c) Effects on surrounding properties, privacy, character and amenity; and</p> <p>(d) Ability to soften the visual impact of the building from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p> <p>(e) Potential reverse sensitivity effects on any adjoining activities.</p>

GRUZ-R39.	Height and height in relation to boundary
<ol style="list-style-type: none"> <li>Structures must not exceed 10 m in height as measured from ground level; and</li> <li><u>Frost fans must not exceed 15 m in height as measured from ground level, inclusive of blades; and</u></li> <li>No structure or stored materials shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundaries of a site. See Figure - GRUZ 1.</li> </ol>	<p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>Visual effects including bulk, scale and location of the structure or materials; and</li> <li>The provision of daylight and sunlight into neighbouring buildings; and</li> <li>Effects on surrounding properties, privacy, rural character and amenity; and</li> <li>Ability to soften the visual impact of the structure or materials from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</li> <li>Potential reverse sensitivity effects on any adjoining rural activities.</li> </ol>

Figure – GRUZ 1 – Height in relation to boundary



<b>GRUZ-R40.</b>	<b>Minimum setback for new shelterbelts and artificial screens shelters</b>	
<p>1. New artificial <a href="#">screens shelters</a> 6 m or higher and new shelterbelts which are proposed to grow to more than 6 m high must not be planted closer than any of the distances specified below:</p> <ul style="list-style-type: none"> <li>(i) 5 m from the boundary of an adjacent property that is not owned by the owner of the land it is located on; and</li> <li>(ii) 5 m from any road or railway line.</li> </ul> <p><i>Note: See the <a href="#">transport chapter</a> for additional line of site requirements applying to the land transport network.</i></p>	<p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>(a) The location and extent of the activity and its effects on amenity values of nearby residential properties and public places; and</li> <li>(b) Whether the activity would create new or exacerbate existing hazards to traffic or to the operation of railway lines, overhead power or telephone lines; and</li> <li>(c) The extent to which the activity can be relocated to meet setback requirements; and</li> <li>(d) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</li> <li>(e) Potential reverse sensitivity effects on any adjoining rural activities.</li> </ul>	
<b>GRUZ-R41.</b>	<b>Setbacks - specified farm buildings and new buildings housing a residential activity</b>	
<p>1. For any wool (shearing) shed or milking shed and ancillary yards, feed lot or feed pad, or similar structure or enclosure (excluding paddocks) which is 100 m<sup>2</sup> in size or larger and used for the confinement or housing of any animal (except domestic pets):</p> <ul style="list-style-type: none"> <li>(i) The minimum setback for the structure or enclosure from any internal boundary must be 30 m, or 50 m from a building housing a residential activity on an adjacent site – whichever is the greater; and</li> <li>(ii) The minimum setback for the structure or enclosure from any boundary with another zone must be 100 m.</li> </ul> <p>AND</p> <p>2. The minimum setback for a new building housing a residential activity must be 50 m from any existing specified farm structure listed in GRUZ-R41.1 on an adjacent site; and</p> <p>3. Buildings may be erected up to any common boundary with an adjacent site which is in the same holding.</p>	<p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>(a) The location and extent of the activity and its effects on the amenity values of neighbouring properties; and</li> <li>(b) The extent to which the activity can be relocated to meet setback requirements; and</li> <li>(c) The layout, design and location of the activity, including consideration of wind and climate patterns and the ability to maintain the amenity of neighbouring properties; and</li> <li>(d) The extent of the visual impact of structures and landscape planting; and</li> <li>(e) Topographical and geographical features affecting odour, dust, visual impact and noise; and</li> <li>(f) The effects of increased traffic and the timing of traffic generation; and</li> <li>(g) Potential reverse sensitivity effects on any adjoining rural activities.</li> </ul>	

<b>GRUZ-R42.</b>	<b>Minimum setback from the boundary of a rural production zone or the boundary of an established site of intensive indoor primary production</b>
<ol style="list-style-type: none"> <li>1. The minimum setback for a building housing a residential activity from the boundary of a rural production zone must be 250 m; and</li> <li>2. As measured from the perimeter of <del>the external walls of the treatment systems, structures housing animals (and hardstand areas associated with those)</del> on an established site of intensive indoor primary production, the minimum setback for a building housing a residential activity must be 500 m.</li> <li>3. The provisions of this rule do not apply to any building housing a residential activity within the intensive indoor primary production holding or in a rural production zone.</li> </ol>	<p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>(a) Potential reverse sensitivity effects on any rural production zone or intensive indoor primary production activities; and</li> <li>(b) Site topography and orientation and whether the structure can be more appropriately located or designed to minimise potential reverse sensitivity effects; and</li> <li>(c) The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site; and</li> <li>(d) The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.</li> </ol>
<b>GRUZ-R43.</b>	<b>Storage and spreading of non-hazardous solid or liquid waste</b>
<ol style="list-style-type: none"> <li>1. Any tank, pond or similar containment of any non-hazardous solid or liquid waste and/or by-product used as a fertiliser or soil conditioner must be located at least:             <ol style="list-style-type: none"> <li>(i) 200 m from any existing building housing a residential activity on a separate holding; and</li> <li>(ii) 30 m from the boundary of any adjacent holding.</li> </ol> </li> <li>2. The spreading of any non-hazardous solid or liquid waste and/or by-product as a fertiliser or soil conditioner must not occur within:             <ol style="list-style-type: none"> <li>(i) 100 m from any existing building housing a residential activity on a separate holding; and</li> <li>(ii) 15 m from the boundary of any adjacent holding.</li> </ol> </li> </ol> <p><u>Note: GRUZ-R43 does not apply to the part of Waitomo district which is within the Manawatū-Whanganui Region. In this part of the district, this matter is controlled by the provisions of the Manawatū-Whanganui Regional Plan</u></p>	<p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>(a) The type of by-product or waste proposed to be stored or spread and its potential effects; and</li> <li>(b) The location and scale of the storage facility; and</li> <li>(c) The effect on surrounding properties, rural character and amenity; and</li> <li>(d) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</li> <li>(e) Potential reverse sensitivity effects on any adjoining rural activities.</li> </ol>

<b>GRUZ-R44.</b>	<b>Noise insulation for noise sensitive activities</b>	
<p>1. All new buildings accommodating noise sensitive activities must be insulated to achieve a noise level of 40dB LAeq inside habitable rooms where it is proposed to be located within:</p> <ul style="list-style-type: none"> <li>(i) 40 m of State Highway 3 (as measured from the edge of the carriageway) where the posted speed limit is equal to or less than 70km/hour; or</li> <li>(ii) 20 m of State Highway 4, 30 or 37 (as measured from the edge of the carriageway) where the posted speed limit is equal to or less than 70km/hour; or</li> <li>(i) 80 m of State Highway 3 (as measured from the edge of the carriageway) where the posted speed limit is greater than 70km/hour; or</li> <li>(ii) 40 m of State Highway 4, 30 or 37 (as measured from the edge of the carriageway) where the posted speed limit is greater than 70km/hour; or</li> <li>(iii) 40 m of a railway track.</li> </ul> <p>AND</p> <p>2. A report from an experienced acoustic practitioner must be submitted at the time of application to demonstrate compliance with this rule; and</p> <p>3. This rule does not apply to any item of historic heritage listed in <a href="#">SCHED1 – Heritage Buildings and Structures</a>.</p>	<p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>(a) The time and duration of the noise effect and the impact of any vibration; and</li> <li>(b) The extent to which the activity can be relocated to meet setback requirements; and</li> <li>(c) The layout, design and location of the activity, including consideration of wind and climate patterns and the ability to maintain on-site amenity; and</li> <li>(d) Topographical and geographical features affecting the receiving environment in respect of vibration and noise; and</li> <li>(e) Outcomes of the acoustic report.</li> </ul>	
<b>GRUZ-R45.</b>	<b>Maximum number of residential units</b>	
<ul style="list-style-type: none"> <li>1. One residential unit per record of title; and</li> <li>2. Either one minor residential unit with a maximum gross floor area of 70 m<sup>2</sup> excluding garaging, per holding; and</li> <li>3. One residential unit for a farm worker per holding;</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>4. A papakāinga housing development of no more than 6 residential units must be on a site of sufficient size to contain the treatment and disposal of wastewater and stormwater resulting from any development within the site boundaries.</li> </ul>	<p><b>Activity status where compliance is not achieved: DIS</b></p>	



<b>GRUZ-R46.</b>	<b>Maximum building coverage</b>	
<ol style="list-style-type: none"> <li>1. For sites equal to or less than one hectare the maximum amount of a site which can be covered by buildings is 15%; and</li> <li>2. For sites greater than one hectare the maximum amount of a site which can be covered by buildings is 3%.</li> <li>3. <a href="#"><u>Provided emergency service facilities and artificial crop protection structures are exempt from this rule.</u></a></li> </ol>	<b>Activity status where compliance is not achieved: DIS</b>	
<b>GRUZ-R47.</b>	<b>Servicing</b>	
<ol style="list-style-type: none"> <li>1. Where a connection to the Council's reticulated water supply system is not available, all developments must have an independent potable water supply for activities on the site; and</li> <li>2. Where a connection to the Council's reticulated wastewater system is not available, all developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and</li> <li>3. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP); and</li> <li>4. Where water is not supplied by Council or a private community supply, each site must provide access to a water supply for firefighting purposes that is: <ol style="list-style-type: none"> <li>(i) Accessible to firefighting equipment; and</li> <li>(ii) Between 6 and 90 m from any building housing a residential activity on the site; and</li> <li>(iii) Located on the site except where the specified volume or flow of water is in a water body that is within the required distances; and</li> <li>(iv) Either stores at least 45,000 litres of water or provides at least 25 litres of water per second for 30 minutes.</li> </ol> <p><i>Note: See SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice for further information about managing fire risk and storage of water for firefighting purposes.</i></p> </li> </ol>	<b>Activity status where compliance is not achieved: DIS</b>	

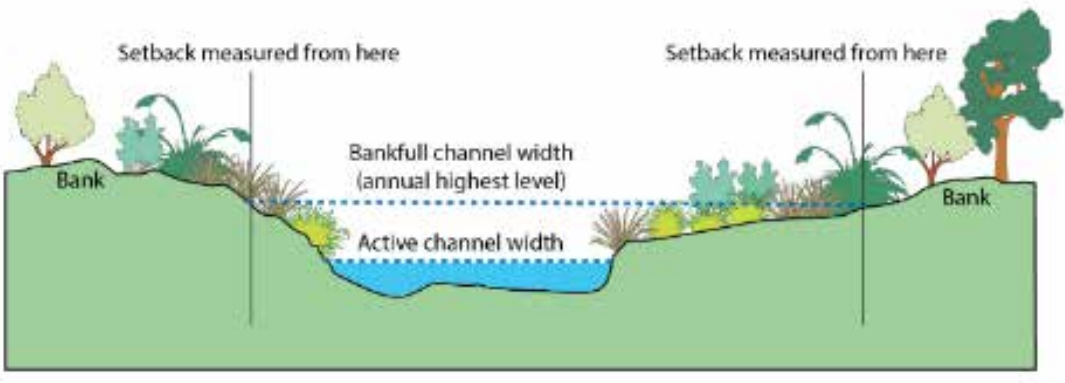
**GRUZ-R48. Minimum setback from water bodies – quarrying activities, farm quarrying, mineral prospecting and exploration**

1. Quarrying activities, farm quarrying, mineral prospecting and exploration must be setback at least 30 m from the edge of any water body as measured from the bankfull channel width (see Figure – GRUZ 2); and
2. The deposition of overburden material or the extraction or deposition of aggregates must be setback at least 30 m from the edge of any water body as measured from the bankfull channel width (see Figure – GRUZ 2); and
3. For the purposes of this rule a water body is:
  - (i) A perennial watercourse with a bankfull channel width of 3 m or more; or
  - (ii) In the Upper Waipa River sub-catchments, as identified on the Planning Maps, a perennial watercourse with a bankfull channel width of 2 m or more; or
  - (iii) A lake equal to or larger than 0.25 ha.

**Activity status where compliance is not achieved: NC**

*Note: For land disturbance within 10 m of a natural wetland see the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.*

**Figure – GRUZ 2**




<u>GRUZ-RX</u>	<u>Visitor accommodation and residential based visitor accommodation</u>
<p><u>Activity status: PER</u></p> <p><u>Where:</u></p> <p>1. <u>The maximum occupancy must not exceed eight guests at any one time.</u></p>	<p><u>Activity status where compliance is not achieved: RDIS</u></p> <p><u>Matters over which discretion is restricted:</u></p> <p>(a) <u>The effect on surrounding properties, character and amenity; and</u></p> <p>(b) <u>Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</u></p> <p>(c) <u>Potential reverse sensitivity effects on any adjoining activities.</u></p>

AREA SPECIFIC MATTERS  
**General Rural Zone**  
Aerodrome Precinct (PREC3)

GENERAL RURAL



 Aerodrome Precinct

Pursuant to Section 86B(3) of the RMA, the following rules that protect or relate to water have immediate legal effect: PREC3-R28.

PREC3 - Table 1 – Activities Rules

The rules in this table only apply within PREC3 aerodrome precinct	
PREC3-R1.	General and commercial aviation activities and hangars
PREC3-R2.	<b>Industrial activities</b>
PREC3-R3.	Vehicle parking and vehicle storage
PREC3-R4.	<b>Emergency service facilities</b>
PREC3-R5.	<b>Warehouses</b> , lock-up storage units and storage yards
PREC3-R6.	<b>Helipads</b> and facilities for their servicing and management
PREC3-R7.	Navigational aids and control towers
PREC3-R8.	Storage and sale of aircraft fuel and lubricants
PREC3-R9.	Aviation education training and aviation clubrooms
PREC3-R10.	<b>Agricultural, pastoral and horticultural activities</b> and stock underpasses
PREC3-R11.	Tanks and silos
PREC3-R12.	Offices, canteens, ablution facilities, medical rooms, recreational facilities, vehicle servicing depots and workshops ancillary to any permitted activity
PREC3-R13.	<b>Accessory buildings</b> ancillary to any permitted activity
PREC3-R14.	Construction, additions and alteration of <b>buildings</b> for any permitted activity
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <p>1. All of the performance standards in PREC3 – Table 2 are complied with.</p> <p><i>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, also see the <a href="#">historic heritage chapter</a>.</i></p>	<p>Activity status where compliance is not achieved with PREC3-R22 to PREC3-R25: RDIS</p> <p>Activity status where compliance is not achieved with PREC3-R26 to PREC3-R27: DIS</p> <p>Activity status where compliance is not achieved with PREC3-R28: NC</p> <p>Where the activity is RDIS, the matters over which discretion is restricted are:</p> <p>(a) The matters of discretion associated with any performance standard which cannot be complied with in PREC3 - Table 2.</p>

GENERAL RURAL

<b>PREC3-R15.</b>	<b>Cafes and takeaway food outlets</b>
<b>Activity status: PER</b>  <b>Where:</b>  1. The café or takeaway food outlet does not have a drive through facility; and 2. All of the performance standards in PREC3 - Table 2 are complied with.	<b>Activity status where compliance is not achieved: DIS</b>
<b>PREC3-R16.</b>	<b>Retail activities ancillary to any permitted activity</b>
<b>Activity status: PER</b>  <b>Where:</b>  1. The retail activity is ancillary to a permitted activity; and 2. The retail activity occupies no more than 60 m <sup>2</sup> of the activity's gross floor area; and 3. All of the performance standards in PREC3 - Table 2 are complied with.	<b>Activity status where compliance is not achieved: NC</b>
<b>PREC3-R17.</b>	<b>Demolition and / or removal of buildings and structures</b>
<b>Activity status: PER</b>  <i>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, see the <a href="#">historic heritage chapter</a>.</i>	<b>Activity status where compliance is not achieved: N/A</b>
<b>PREC3-R18.</b>	<b>Service stations</b>
<b>PREC3-R19.</b>	<b>Residential units for caretakers or staff</b>
<b>Activity status: DIS</b>	<b>Activity status where compliance is not achieved: N/A</b>
<b>PREC3-R20.</b>	<b>Activities not otherwise listed in PREC3 - Table 1</b>
<b>Activity status: NC</b>	<b>Activity status where compliance is not achieved: N/A</b>
<b>PREC3-R21.</b>	<b>Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps</b>
<b>Activity status: PR</b>	<b>Activity status where compliance is not achieved: N/A</b>

**PREC3 - Table 2 - Performance Standards**

<b>PREC3-R22.</b>	<b>Minimum setback from road boundaries</b>	
<p>1. The minimum setback from internal and indicative road boundaries for any building must be at least 5 m; and</p> <p>2. The minimum setback from road boundaries for any building adjacent to any district road must be at least 10 m; and</p> <p>3. The minimum setback from road boundaries for any building adjacent to State Highway 3 must be 15 m; and</p> <p>4. Provided emergency service facilities are exempt from this rule.</p> <p><i>Note: Stockyards and stock loading ramps are structures and are not required to comply with this rule.</i></p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the building; and</p> <p>(b) The provision of daylight and sunlight into neighbouring buildings; and</p> <p>(c) Effects on the safe and efficient operation of the aerodrome; and</p> <p>(d) Ability to soften the visual impact of the building from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p> <p>(e) Potential reverse sensitivity effects on any adjoining rural activities; and</p> <p>(f) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation.</p>	
<b>PREC3-R23.</b>	<b>Minimum setback from internal boundaries</b>	
<p>1. The minimum setback for buildings from internal boundaries where the internal boundary is adjacent to State Highway 3 or the general rural zone must be 15 m; and</p> <p>2. Otherwise, there are no internal site boundary setback requirements except that All buildings must be setback from another building by at least 6 m.</p> <p><i>Note: All buildings and structures, must also comply with NATC-R2.</i></p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the building; and</p> <p>(b) Effects on the safe and efficient operation of the aerodrome; and</p> <p>(c) Ability to soften the visual impact of the building from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p> <p>(d) Potential reverse sensitivity effects on any adjoining activities.</p>	
<b>PREC3-R24.</b>	<b>Height and height in relation to boundary</b>	
<p>1. Structures must not exceed 8 m in height as measured from ground level; and</p> <p>2. Where a structure is adjacent to the general rural zone, a district road or State Highway 3, no structure or stored materials shall penetrate a recession plane</p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the structure or materials; and</p> <p>(b) Effects on surrounding properties, privacy, rural character and amenity; and</p>	

<p>at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundary which abuts the general rural zone, a district road or State Highway 3. See Figure - GRUZ 1.</p>	<p>(c) Ability to soften the visual impact of the structure or materials from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p> <p>(d) Potential reverse sensitivity effects on any adjoining activities.</p>
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<b>PREC3-R25.</b>	<b>Screening of site boundaries</b>
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<ol style="list-style-type: none"> <li>1. Site boundaries adjacent to either the general rural zone, a district road or State Highway 3 must be landscaped to minimum depths of 2 m, except for any required vehicle access points; and</li> <li>2. Security fences over 2 m high must be set back a minimum of 2 m from all road boundaries, including internal road boundaries.</li> </ol>	<p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>(a) The extent to which the proposed landscaping is able to soften the visual impact of the proposed activity or building; and</li> <li>(b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and</li> <li>(c) The overall landscaping provided on-site; and</li> <li>(d) The extent to which the siting and external appearance of buildings or activities sit within the receiving environment; and</li> <li>(e) The effect on the character and amenity values of the road or any adjacent zone; and</li> <li>(f) Effects on the safety and efficiency of traffic flow; and</li> <li>(g) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.</li> </ol>
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<b>PREC3-R26.</b>	<b>Building design standards</b>
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<ol style="list-style-type: none"> <li>1. Construction, alteration or extension of buildings - the maximum gross floor area of a building must not exceed 1000 m<sup>2</sup>; and</li> <li>2. All buildings, including building roofs, must be painted or coloured in British Standard 5252 neutral colour palette groups A and B and must also have low reflectivity, with maximum reflectance levels of 70%; and</li> <li>3. No sign may be located, anchored, erected, attached to or painted on or above a rooftop or roofline.</li> </ol>	<p><b>Activity status when compliance is not achieved: DIS</b></p>
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PREC3-R27.	Servicing
<p>1. Where a connection to the Council's reticulated water supply system is not available, all developments must have an independent potable water supply for activities on the site; and</p> <p>2. Where a connection to the Council's reticulated wastewater system is not available, all developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and</p> <p>3. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP); and</p> <p>4. <del>Where a connection to the Council's reticulated water supply system compliant with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice is not available, or additional level of service is required, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water source provisions of SNZ PAS 4509:2008;</del>  <del>Where water is not supplied by Council or a private community supply, each building must provide access to a water supply for firefighting purposes that is:-</del></p> <ul style="list-style-type: none"> <li><del>(i) Accessible to firefighting equipment; and</del></li> <li><del>(ii) Between 6 and 90 m from the building including where the specified volume or flow of water is in a water body; and</del></li> <li><del>(iii) Either stores at least 45,000 litres of water or provides at least 25 litres of water per second for 30 minutes.</del></li> </ul> <p><i>Note: See SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice for further information about managing fire risk and storage of water for firefighting purposes.</i></p>	<p><b>Activity status when compliance is not achieved: DIS</b></p>

<b>PREC3-R28.</b>	<b>Minimum setback from water bodies</b>
<p>1. The storage of aircraft fuel and lubricants must be setback at least 30 m from the edge of any water body as measured from the bankfull channel width (see Figure – GRUZ 2); and</p> <p>2. For the purposes of this rule, a water body is a perennial watercourse with a bankfull channel width of 2 m or more.</p> <p><i>Note: For setbacks from natural wetlands see the Resource Management (National Environmental Standards for Freshwater) Regulations 2020</i></p>	<p><b>Activity status when compliance is not achieved: NC</b></p>

**Advice notes**

**Accidental discovery protocol**

*In the event that an unidentified archaeological site or a wāhi tapu site is located during works, the following applies:*

- *Work must cease immediately at that place and within 20 m around the site;*
- *Heritage New Zealand Regional Archaeologist must be notified and apply for the appropriate authority if required;*
- *Notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014);*
- *If human remains (koiwi) are uncovered then the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative must be notified. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded;*
- *Works affecting the archaeological site and any human remains (koiwi) must not resume until appropriate authority and protocols are completed.*

*If the protocol is not adhered to then Heritage New Zealand can take out prosecution proceedings under the New Zealand Pouhere Taonga Act 2014.*

**Contaminated land**

*If the site is contaminated or potentially contaminated refer to the contaminated land chapter and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) 2012.*

**Regional Council consents**

*A resource consent for some earthworks may also be required from the Waikato Regional Council or Manawatū-Whanganui Regional Council.*

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**Works in close proximity to any electricity line**

*Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.*

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**Landscaping**

*Where the site is adjacent to a State Highway, consultation with the New Zealand Transport Agency on appropriate tree species and the location of planting is advisable.*

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## **APPENDIX 3 SECTION 32AA EVALUATION**

1. A section 32AA evaluation is only required for any changes that are proposed to the provisions of this plan since the original section 32 evaluation report for the proposal was completed. The section 32AA evaluation must be undertaken at a level of detail that corresponds to the scale and significance of the changes.