

# Waitomo District Council

Hearing on submissions on the Proposed Waitomo District Plan

## Report and Decisions of the Independent Hearing Commissioners

Decision Report:

Chapter 42. General Rural Zone

19 June 2025

Commissioners

Greg Hill (Chair)

**Wikitōria Tāne**

Allan Goddard

Phil Brodie

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# 1. Introduction

1. This Decision Report relates to all the submissions received by the Waitomo District Council (Council) on Chapter 42 the general rural zone. This includes related provisions within the Proposed Waitomo District Plan (PDP) such as Definitions (Chapter 9) and Appendices and Schedules (Part 4).
2. The chapter seeks to enable a broad range of rural land uses while safeguarding rural character and avoiding land use conflict, particularly reverse sensitivity effects. The focus of this zone is to make active provision for primary production.

## 2. Hearing arrangements

3. The hearing was held in person and online **on 16 and 17 July 2024 in Council's** offices at 15 Queen Street, Te Kuiti. All of the relevant information pertaining to this hearing (i.e., section 42A reports, legal submissions and evidence) is **contained on Council's website**.
4. The following parties submitted on this chapter.

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)

Submission no	Submitter
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

Submission no	Submitter
FS05	Federated Farmers
FS19	PF Olsen

5. At the hearing on 16 July 2024, the Panel heard from:

- Alejandro Cifuentes and Sarah Knott on behalf of the Waikato Regional Council
- Benjamin Murray and Terry Calmeyer for Graymont (New Zealand) Ltd
- Hannah Ritchie and Vance Hodgson on behalf of the New Zealand Pork Industry Board (NZPIB)
- Craig Shearer for Ventus Energy
- Tony Michelle for the New Zealand Agricultural Aviation Association and the New Zealand Helicopter Association

6. Evidence was tabled as a written statement from

- Fire and Emergency New Zealand (FENZ)
- The Ministry of Education – **Te Tāhuhu o Te Mātauranga**.

### 3. Section 42A Report and Addendum Report

7. Unless otherwise stated in the Panel decision below, the Panel has elected to adopt the outcomes of the Section 42A Report and further amendments made in the Section 42A Addendum Report on this chapter.

### 4. Panel decision

8. The Panel considered the written statement from Fire and Emergency New Zealand (FENZ). The Panel noted that FENZ agreed with the amendment to GRUZ-R46 to exempt emergency service facilities from the maximum building coverage provisions. The Panel also agreed with FENZ that the provisions should refer to SNZ PAS 4509:2008 which sets out what constitutes a sufficient minimum supply of water pressure and volume. They agreed that this standard should be applied to all new buildings within the GRUZ or where a change of building use occurs.

9. The Panel considered a written statement from The Ministry of Education – **Te Tāhuhu o Te Mātauranga**. In the general rural zone, the Ministry seeks that educational activities are provided for as restricted discretionary activities as opposed to retaining the discretionary activity status. The Ministry is concerned that where smaller educational facilities are required to be established (such as health schools that may not be designated), the ability to establish the required facilities relies on a more enabling restricted discretionary activity status.

10. The Panel considered the matter in detail but remained of the view that discretionary status was appropriate. The Panel's concerns centred around

**constraining Council's ability** to assess broader cumulative impacts, as well as more discrete issues such as the potential for educational activities to generate reverse sensitivity effects and the impact of locating schools in high speed traffic environments. The Panel acknowledged that while some effects can be easily identified as matters of discretion, the general rural environment is highly diverse. As such discretionary activity status was considered to be appropriate.

11. Tony Michelle appeared at the hearing on behalf of the New Zealand Agricultural Aviation Association (NZAAA). The Panel noted NZAAA's support for the amendments to GRUZ-R15, and the revised definitions of 'agricultural aviation activities', 'agricultural, pastoral and horticultural activities' and 'farm airstrips and farm helipads'.
12. Mr Michelle also appeared on behalf of the New Zealand Helicopter Association (NZHA). **The Panel noted NZHA's support for the revised definitions of 'agricultural aviation activities', 'agricultural, pastoral and horticultural activities' and 'farm airstrips and farm helipads'.**
13. Mr Michelle **did not agree that the term 'farm helipad'** is used in the plan instead of a 'helicopter landing area'. **The submitter** noted that other district plans have adopted the term 'helicopter landing areas'. The NZHA would like to see a clarification stating that either the 'farm helipad' or 'helicopter landing area' is not intended for temporary and infrequent operations and that permanent, fixed-base operations would require a resource consent.
14. The Panel noted that the proposed definition is *'any area of land, building, or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing'*. The NZHA noted that not all helicopter operations are agricultural by nature, such as construction, maintenance, and repairs of assets and equipment.
15. The Panel was of the view that the proposed definition was too encompassing. The Panel agreed with the section 42A report that the general rural zone sought to enable agricultural aviation to support primary production. This did not extend to the wholesale inclusion of helicopter operations for commercial and tourism purposes. The main premise is to enable agricultural aviation activities, and therefore 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. **The Panel's preference is to retain the term 'farm helipad'.**
16. Benjamin Murray and Terry Calmeyer appeared at the hearing on behalf of Graymont (New Zealand) Ltd. **The Panel noted Graymont's support for the amendments to GRUZ-O15, P3, P5 and P12.**
17. Mr Murray and Ms Calmeyer presented evidence in regard to **Graymont's** Te Kūiti Kiln and its regional significance. Graymont is concerned to ensure any zoning changes within the vicinity of its Te Kūiti Kiln site do not affect production methods, have reverse sensitivity effects, or cause other implications for its onsite activities. They are concerned that the proposed adjacent natural open space zone might not provide the scale of protection that is envisaged by the Waikato Regional Policy Statement for a site of such regional importance. Both presenters requested an amendment to the provisions to specifically recognise the regional significance of the Te Kūiti site.
18. The Panel agreed with Mr Murray and Ms Calmeyer that the Te Kūiti Kiln meets the criteria as regionally significant industry. Accordingly, the Panel directed changes to the industrial zone's **overview to recognise this. The Panel considered**

that the industrial zoning was more appropriate than rural production zoning where the other sites of regional significance are scheduled. However, they agreed with the submitters that this did not preclude identification of the site as follows:

## Overview

....In these locations, a higher level of amenity is expected to ensure the potential for reverse sensitivity effects is minimised.

In line with the provisions of the Waikato Regional Policy Statement, the Graymont Te Kūiti Kiln on Beros Road is recognised as a site of regionally significant industry. This status signals that the industrial activities on the site may have effects on the adjacent natural open space and general rural zones, beyond those which are generally anticipated in those zones.

It is critically important that industrially zoned land .....

19. Alejandro Cifuentes and Sarah Knott appeared at the hearing on behalf of the Waikato Regional Council. The Panel agreed with their comments on the definition of highly productive land and the amendments to GRUZ-O4; and noted that the appropriate changes were proposed in the section 42A addendum report.
20. Craig Shearer appeared for Ventus Energy. The Panel noted **Ventus Energy's** support for GRUZ-O8, O7 and GRUZ-P6. **The Panel considered Mr Shearer's evidence on the inclusion of 'new uses of rural land' in GRUZ-O3**, noting that the greater concern appeared to lie with GRUZ-O5 which seeks to 'ensure rural character and amenity is maintained and where possible, enhanced'.
21. Mr Shearer observed that **if rural character and amenity are to be "maintained and enhanced", then the plan should specify those areas worthy of maintenance** of enhancement and provide for them. The Panel noted that a number of overlays are provided for in the general rural zone. The Panel considered that rural character and amenity should not be conflated with these identified areas. The Panel found that this argument misunderstood the nature of rural character and amenity, which does not represent rare or mappable features. Instead, these qualities are inherent rural-zone-wide qualities that derive from cumulative patterns of land use, openness and landscape form. The Panel considered that the policy approach in GRUZ-O5 was appropriate, and gave effect to section 7(c) and (f).
22. The Panel did not agree with Mr Shearer that setting out the elements of rural character that comprise the wider rural environment in the overview section meant that no change can occur in the general rural zone. The Panel observed that it is appropriate to identify and describe the elements of a zone and its environment in a plan. The Panel considered that describing the elements of rural character does not freeze the zone in time, but rather it ensures that future change occurs in a way that is sympathetic to the existing environment, while also accepting and recognising that it may change. Additionally, the Panel noted that the overview section provides context rather than constraint.
23. In respect of GRUZ-P3, the Panel observed that the main issue appears to centre on whether or not energy infrastructure is a key component of the general rural zone. The Panel determined that while energy infrastructure may be present in the general rural zone and appropriate, it is not a defining component of it in the same way that primary production activities are. The zone largely exists to support primary production. The Panel found that treating energy infrastructure **as a "key component" risks distorting the purpose of the zone** (while still recognising it as an important and necessary activity) and elevating a supporting

activity above the land uses the zone is designed to enable. The Panel did not recommend that any changes were made to the provisions.

24. Hannah Ritchie and Vance Hodgson appeared at the hearing on behalf of the New Zealand Pork Industry Board (NZPIB). The Panel considered the comprehensive information presented, and agreed with the submitters that the activity status of intensive indoor primary production could be amended from discretionary to restricted discretionary. The Panel considered the examples provided by NZPIB from other local authorities and felt that the matters of discretion could be articulated in a way that was comprehensive enough to address the full range of environmental effects which might arise.
25. The Panel directed that the following new definition and rule are added to the zone provisions:

intensive outdoor primary production (pig farming) means a primary production activity involving the keeping or rearing of pigs that principally occurs outdoors which, by the nature of the activity, precludes the maintenance of pasture or ground cover. Excludes outdoor (extensive) pig farming.

<u>GRUZ-RX.</u>	<u>Intensive indoor primary production and Intensive Outdoor Primary Production (Pig Farming)</u>
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Activity status: RDIS

Where:

1. All of the performance standards in GRUZ – Table 2 are complied with; and
2. As measured from the perimeter of any treatment systems, structures or paddocks housing animals (and hardstand areas associated with those), intensive indoor primary production must be located at least:
  - (i) 500 m from any existing building housing a residential activity or a sensitive activity on a separate holding; and
  - (ii) 1 km from any boundary of the rural lifestyle, settlement, residential, open space, future urban, tourism or Māori purpose zones or the amenity precinct.

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Matters over which discretion is restricted:

- (a) The extent to which the site will operate in accordance with an approved Farm Environment Plan or relevant industry codes of practice; and
  - (b) Visual effects including bulk, scale and location of the structures and landscape planting; and
  - (c) Potential reverse sensitivity effects on any adjoining rural activities; and
  - (d) The effect on surrounding properties, rural character and amenity; and
  - (e) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and
  - (f) The layout, design and location of the activity, including consideration of wind and climate patterns and the topographical and geographical features affecting odour, dust, visual impact and noise; and
  - (g) The effects of increased traffic and the timing of traffic generation; and
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- (h) The likely effects on persons living and working in the locality from noise, odour, traffic, and nuisances such as vermin and flies: and
- (i) Any means proposed to avoid or mitigate the likely nuisance: and
- (j) Whether the site is suitable for and can physically accommodate proposed waste treatment and disposal methods given the number of animals accommodated and the volume of wastes generated.

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Activity status where compliance is not achieved: DI S

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26. The Panel found that the rule (above) struck the right balance between enabling the activity and managing its potential effects on the environment and nearby sensitive land uses. They agreed that intensive farming was a legitimate land use in the general rural zone, which is fundamentally a working landscape intended to support diverse primary production systems. The Panel also found that the comprehensive matters of discretion were necessary to ensure that site-specific impacts are fully assessed. The Panel also considered that the specified setbacks **(500 m from houses, 1 km from sensitive zones) are evidence-based** buffers that reduce the risk of reverse sensitivity and minimise nuisance effects like odour, noise, and dust.
27. The Panel directed consequential amendments to GRUZ-O7, P3.3, P8, P16, GRUZ-NEW and R42. **The Panel noted NZPIB's support for the s42A recommendation to provide a permitted activity pathway for the burying of material infected by unwanted organisms as a new rule in the hapori whānui chapter.**
28. The Panel agreed with the aim of chapter 42 to provide for a productive, pastoral working environment primarily used for farming, forestry, and intensive indoor primary production and their supporting activities. It also accommodates mineral extraction activities, tourism, rural industry and recreation activities that depend on a rural location. The Panel found that:
- The zone plays a key role in supporting food security, which should be protected.
  - Activities such as intensive indoor primary production, mineral extraction and commercial forestry should be provided for in the general rural zone if their effects can be managed appropriately. Once they are in situ, the plan needs to ensure that reverse sensitivity issues are not introduced which affects their operation.
  - Use of rural resources must be carefully managed to avoid adverse impacts on water quality, soil stability, and catchment health. This is particularly critical in sensitive areas such as the Upper Waipa catchment and karst landscapes.
  - The zone appropriately provides for special precincts: the Amenity Precinct (PREC6), which preserves rural character along key state highways, and the Aerodrome Precinct (PREC3), which supports aviation and potential transport hub functions.
  - It is appropriate and necessary to provide indicative areas for rural production activities to pre-empt future land use conflict.

29. Otherwise, unless stated in the Panel decision above, the Panel has elected to adopt the recommendations in the Section 42A Report and the Section 42A Addendum Report on this chapter.

## 5. Conclusion

30. The Panel accepts the recommendations in the section 42A reports and where noted above, the evidence filed by the submitters. The reasons for this are those set out in the section 42A reports, the evidence, and provided in this Decision; collectively forming the section 32AA assessment informing this Decision.
31. Overall, the Panel is satisfied that the provisions of this chapter, as amended, will provide a suitable framework to enable a broad range of primary production activities while safeguarding the rural environment, its character and amenity.
32. The Panel accepts, accepts in part, or rejects the submissions as set out in the section 42A reports.

For the Hearing Panel



Greg Hill, Chair  
Dated: 19 June 2025

## 6. Appendix 1 – Submission 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	<p>Amend overview as follows:</p> <p><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></p> <p><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></p> <p><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></p> <p><u>The zone is also reliant on people and communities to function effectively</u></p>	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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
47.173	Forest and Bird	Support with amendment	GRUZ-O1	Amend GRUZ-O1 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	<b>Manulife Forest Management New Zealand Limited (MFMNZL)</b>	Support	GRUZ-O1 to O4	Retain as notified.	Accept
FS19.142	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
42.19	<b>Ventus Energy</b>	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 while...</u>	Reject
FS05.55	Federated Farmers	Support		Grant the relief sought	Reject
27.58	Horticulture New Zealand (Hort NZ)	Support	GRUZ-O4	Retain as notified.	Reject
14.27	NZPIB	Support in full	GRUZ-O5	Retain as notified.	Accept
42.20	<b>Ventus Energy</b>	Oppose	GRUZ-O5	Delete GRUZ-O5.	Reject
04.25	New Zealand Agricultural Aviation Association	Support	GRUZ-O6	Retain as notified.	Reject

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
	(NZAAA)				
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 <b>with TNN's submission or other supported submissions</b>	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		<p>Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as <b>guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's</b> 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>	Reject
23.15	Balance Agri-Nutrients	Support	GRUZ-O6	Retain as notified.	Reject
14.29	NZPIB	oppose in part	GRUZ-O7	<p>Amend objective as follows:</p> <p>In locations where effects can be appropriately managed, provide for rural-based industry <del>and intensive indoor primary production.</del></p>	Accept
42.21	<b>Ventus Energy</b>	Support with amendments	GRUZ-O7	<p>Amend GRUZ-O7 to read:</p> <p>In locations where effects can be appropriately managed, provide for rural based industry, <u>such as energy infrastructure</u> and ...</p>	Reject
FS23.168	Te Nehenehenui	Oppose		Oppose where the activity impacts sites and areas of <b>significance to Māori and significant archaeological sites, iwi, hapu and mana whenua</b> 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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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	<b>Ventus Energy</b>	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
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



Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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 activities</u> ...  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	<b>Graymont (NZ) Limited</b>	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
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 <b>with TNN's</b> 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;	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				Or Replace the list of activities with the words "primary production". (refer submission 19.23).	
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 <b>Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan</b> .  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 hunting activities for the purposes of protecting indigenous biodiversity.</del> And Any consequential changes or alternative relief to achieve the relief sought.	Reject
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	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				an established and accepted component of the rural environment and may generate noise, odour, dust and visual effects  Include the definition of agricultural aviation as sought above.	
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 <u>by deleting: farming, forestry, quarrying and add:</u>  5. Recognising that <u>farming, forestry, primary production (including agricultural aviation) and quarrying activities</u> 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 <u>mitigated or remedied</u> by:  3. Ensuring that buildings housing <u>residential 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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
FS23.59	Te Nehenehenui	Oppose		<p>Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as <b>guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.</b></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
17.120	Waka Kotahi	Support	GRUZ-P3	Retain as notified.	Reject
23.18	Balance Agri-Nutrients	Support with amendment	GRUZ-P3	<p>Amend GRUZ-P3 as follows:</p> <p>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</p> <p>And</p> <p>Any other additional, alternative or consequential relief as may be necessary to give effect to the changes sought.</p>	Accept
27.61	Hort NZ	Support with amendment	GRUZ-P3	<p>Amend GRUZ-P3(3) as follows:</p> <p>Ensuring that buildings housing residential activities are appropriately setback from the boundary of <u>rural production activities</u>, the rural production zone, or an established site of intensive indoor primary production.</p>	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	<p>Amend GRUZ-P3(5) as follows:</p> <p>5. Recognising that farming, forestry, <del>and</del> quarrying activities, <u>and energy infrastructure</u> are an ...</p>	Accept in part

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
FS23.169	Te Nehenehenui	Oppose		Oppose where the activity impacts sites and areas of <b>significance to Māori and significant</b> 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
FS23.204	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided <b>by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan</b> .  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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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; <b>and...</b>	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</u> and ensure ....	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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
27.65	Hort NZ	Oppose	GRUZ-P10	Delete GRUZ-P10.	Reject
08.40	MFMNZL	Support	GRUZ-P12	Retain as notified.	Reject
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 <b>"Controlling</b> and filtering sediment movement at source to prevent entry of sediment into karst and other hydrological systems.	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 <b>"avoid"</b></li> <li>Adding the words <b>"offset"</b> and <b>"compensate"</b></li> </ul>	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, employing methods to manage and reduce peak runoff in order to simulate near natural infiltration rates and patterns of karst hydrological systems; and ...</u>	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 <b>Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan</b> .  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	Reject



Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				review.	
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
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	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				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.	
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 <b>'agricultural, pastoral and horticultural activities'</b> 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	<b>Rename 'agricultural, pastoral and horticultural activities' as rural production activities.</b>	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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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
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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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
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,	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				<p>kanuka, tree ferns) outside of an identified significant natural area for pasture reinstatement, <u>weed control</u> or for a building platform must:</p> <p>(i) Not occur within 5 m of a water body; and</p> <p>Not be cleared if the vegetation is greater than 5 m in height.</p>	
FS07.30	Grant Lennox	Support		Allowed	Accept
FS23.12	Te Nehenehenui	Oppose		Te Nehenehenui <b>have stated support for other submitters'</b> 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	<p>Retain the rule and add:</p> <p>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:</p> <p>(i) Not occur within 5 m of a water body; and</p> <p>Not be cleared if the vegetation is greater than 5 m in height.</p>	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	<p>Amend GRUZ-R15 as follows:</p> <p><u>3) Removal of material infected by unwanted organisms under the Biosecurity Act 1993</u></p>	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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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
FS05.123	Federated Farmers	Oppose		<u>Advice note: rules in other chapters relating to overlays may also apply.</u>  <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>  <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> 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. 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> 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. And <b>Any consequential changes or alternative relief to achieve the relief sought.</b>	Accept  To be further considered in the ecosystems and indigenous biodiversity chapter
FS19.102	PF Olsen	Oppose		Disallow submission point	Accept  To be further considered in the ecosystems and

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
					indigenous biodiversity chapter
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
FS23.79	Te Nehenehenui	Oppose		<p>Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided <b>by Ko Tā Maniapoto Mahere Taiao – Maniapoto’s Environmental Management Plan.</b></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
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 <b>with TNN’s submission or other supported submissions</b>	Accept
19.26	PF Olsen	Oppose	GRUZ-R16	Delete GRUZ-R16.	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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 <b>with TNN's</b> 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 ' <b>vehicle movements</b> ' with ' <b>equivalent car movements</b> '.	Reject – see the transport chapter



Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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'.	Reject – see the transport chapter
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-R24	Retain as notified.	Accept
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	Reject

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				achieved: N/A And Any consequential amendments required to give effect to the matters raised in this submission.	
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
14.49	NZPIB	Oppose	GRUZ-R31	<p>Amend rule as follows:</p> <p>1. Activity status: Restricted discretionary</p> <p>Where: 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>Matters of discretion are restricted to:</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. Activity status when compliance not achieved: Discretionary.</p>	Accept in Part
FS23.60	Te Nehenehenui	Oppose		<p>Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as <b>guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's</b> 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>	Reject

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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
FS23.44	Te Nehenehenui	Support in part		Support in part where the submission points do not conflict <b>with TNN's submission or other supported submissions</b>	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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
27.73	Hort NZ	Oppose with amendment	GRUZ -R38	<p>Amend GRUZ-R38 as follows:</p> <p>The minimum setback for <u>habitable buildings housing a residential activity</u> from side and rear <del>internal boundaries must be</del> <u>is 20m be</u></p> <p><del>(i) 5 m on sites 2,500 m<sup>2</sup> or less; or</del>  <del>(ii) 10 m on sites 2,501 m<sup>2</sup> or greater;</del></p> <p><del>OR</del></p> <p><del>1. The minimum setback for all other buildings from internal site boundaries must be:</del></p> <p><del>(iii) 10 m for buildings less than or equal to 150 m<sup>2</sup>; or</del>  <del>(iv) 25 m for buildings greater than 150 m<sup>2</sup>;</del></p>	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	<p>Amend GRUZ-R39 to:</p> <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
27.75	Hort NZ	Oppose with amendment	GRUZ-40	Amend GRUZ-R40 as follows:	Reject

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				<p>...closer than any of the distances specified below:</p> <p>(i) <del>5</del> <u>1</u> m from the boundary of an adjacent property that is not owned by the owner of the land it is located on; and</p> <p>(ii) 5 m from any road or railway line.</p>	
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	<p>Amend standard as follows:</p> <p>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 <del>residential</del> <u>sensitive</u> activity must be 500 m.</p>	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	<p>Amend GRUZ-R44 as follows:</p> <p><u>vi) 300m of a frost fan located on another property</u></p>	Reject

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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
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> <ol style="list-style-type: none"> <li><u>Buildings associated with primary production activities</u></li> <li><u>Moveable pig shelters, including farrowing huts 30m<sup>2</sup> in area and less than 2m in height.</u></li> </ol>	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>2.</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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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.	Accept
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.	Reject
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 <b>with TNN's submission or other supported submissions</b>	Accept
FS19.149	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
24.46	MoE	Amend	NEW RULE	Add a new rule to the General rural zone as follows: GRUZ-RXX Educational facilities  Activity status: RDIS  Matters over which discretion is restricted: a. <u>The effect on surrounding properties, rural character and amenity; and</u> b. <u>Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</u> c. <u>The effects associated with layout, design and location of the activity, including operating hours; and</u> d. <u>Parking, manoeuvring and access; safety and efficiency.</u>	Reject

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				<p><u>including the provision of sufficient off-street parking and the effects of traffic generation; and</u></p> <p>e. <u>Provision of on-site infrastructure; and</u></p> <p>f. <u>Potential reverse sensitivity effects on any adjoining rural activities.</u></p> <p>And</p> <p>Any consequential amendments required to give effect to the matters raised in this submission.</p>	



Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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 Activity Status: PER</u></p> <p><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>  <u>When compliance with GRUZ-RX 1. (a)-(d) is not achieved: RDIS 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>  <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></li> <li><u>Where compliance with any rule requirement is not achieved: Refer to relevant Rule Requirement</u></li> </ul>	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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 Either:</u></li> <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>  <u>GRUZ – S1 Maximum height GRUZ – S4 Setback</u></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
23.14	Balance Agri-Nutrients	Support with amendment	Exemptions	<p>Add the following to the list of exempt activities in the General rural zone:</p> <p><u>x. The intermittent use of rural airstrips and helicopter landing areas for agricultural aviation activities.</u></p>	Reject

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				And Any other additional, alternative or consequential relief as may be necessary to give effect to the changes sought.	
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 <b>"highly productive soils"</b> based on the definition provided in the WRPS (1.6 - Definitions).	Accept
General Rural Zone Aerodrome Precinct (PREC3)					
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</u>	Accept in part

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				<u>vehicles (UAV's).</u> And Any other additional, alternative or consequential relief as may be necessary to give effect to the changes sought.	
FS05.42	Federated Farmers	Support		Grant the relief sought	Accept
04.01	NZAAA (NZAAA)	N/A	Agricultural aviation activities	Add a new definition for <u>Agricultural aviation activities</u> :  <u>Agricultural aviation activities:</u>  <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>	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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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 <b>'agricultural, pastoral and horticultural activities'</b> 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
27.01	Horticulture NZ (Hort NZ)	Support with amendment	Agricultural, pastoral and horticultural activities	Amend the definition of <b>'Agricultural, pastoral and horticultural activities'</b> as follows:  <del>Agricultural, pastoral and horticultural activities</del> <u>Rural production activities</u> Means <del>the...</del> <u>(i) agricultural aviation</u> <u>(i) ancillary rural earthworks</u> And Any alternative amendments or consequential amendments required to address the concerns raised in the submission.	Accept in part

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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 ' <b>agricultural</b> , pastoral and horticulture <b>activities</b> ' 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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
FS13.24	NZAAA	Support		Add the definition sought	Reject
FS15.06	New Zealand Helicopter Association	Support		Add the definition as sought	Reject
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



Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
19.04	PF Olsen	Support in part	Continuous cover forestry	Add a definition for ' <b>Continuous cover forestry</b> '.	Accept
27.19	Hort NZ	New	Crop support structures	Add a new definition for ' <b>Crop protection structures</b> ' as follows: <u>Means an open structure on which plants are grown.</u>	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 ' <b>cultivation</b> ' to exclude planation forestry activities.	Reject
27.04	Hort NZ	Support	Cultivation	Retain as notified.	Accept
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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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 ' <b>Farm Airstrips and Farm Helipads</b> ' 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 <b>'Farm airstrips and helipads'</b> ; And Add a new definition for <b>'rural airstrip'</b> 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 <b>'Farm airstrips and farm helipads'</b> to reference <b>'Agricultural aviation activities'</b> .	Accept
30.08	NZFM	Support with amendment	Farm Airstrips and Farm helipads	Amend the definition and use of the term <b>'Farm Airstrips and Farm helipads'</b> so that it applies to all <b>'Primary'</b> production airstrips and <b>helipads'</b> .	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 <b>'farm airstrips and farm helipads'</b> 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 <b>'farm quarrying'</b> 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
53.09	DOC	Oppose in part	Farm quarrying	<p>Amend as follows or with wording to like effect:</p> <p>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.</p> <p><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.</p>	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
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	<p>Amend as follows or with wording to like effect:</p> <p>Has the same meaning as Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 (as set out below):</p> <p>(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,—</p> <p>(i) within a plantation forest; or</p> <p>(ii) required for the operation of a plantation forest on adjacent</p>	Reject

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				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	
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 <b>'Greenhouse'</b> 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 <b>'Harvesting'</b> consistent with the definition in the National Environmental Standards for Plantation Forestry.	Accept
30.03	NZFM	New	Harvesting	Add a new definition for <b>'Harvesting'</b> 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.</u> <u>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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
FS13.06	NZAAA	Support		Add the definition as sought	Reject
12.06	Heli A1 Limited	N/A	Helicopter landing area	Add a new definition:  <u>Helicopter landing area:</u> <u>means any area of land, building, or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing</u>	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> <u>means any area of land, building, or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing</u>	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> <u>means any area of land, building, or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing</u>	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	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				out in NZS6807: 1994 Noise Management and Land Use Planning for Helicopter Landing Areas	
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: See 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 helicopter landing area	Reject
FS07.07	Grant Lennox	Support		Allowed	Reject
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 <b>'Highly productive land'</b> as follows: <u>Until the regional policy statement contains maps identifying highly productive land in the Waitomo District highly productive land is:</u>	Accept in Part

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				<u>LUC 1, 2, or 3 land which is zoned general rural or rural production and is not identified for future urban development.</u>	
FS05.46	Federated Farmers	Support		Grant the relief sought	Reject
14.03	NZPIB	Support in part	Intensive Indoor Primary Production	<p>Include additional definitions to cover the typical range of primary production activities that can be deemed intensive:</p> <p><u>Intensive Primary Production means any activity defined as intensive indoor primary production or intensive outdoor primary production.</u></p> <p><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></p> <p><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></p>	Accept in part
27.07	Hort NZ	Support	Intensive indoor primary production	Retain as notified.	Accept
27.24	Hort NZ	New	Land based primary production	<p>Add a new definition for '<b>Land based primary production</b>' as follows:</p> <p><u>Production from agricultural, pastoral, horticultural, or forestry</u></p>	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 ' <b>Plantation Forestry</b> ' consistent with the definition in the National Environmental Standards for Plantation Forestry.	Accept
30.04	NZFM	New	Plantation forestry	Add a new definition for ' <b>Plantation Forestry</b> ' 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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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 land associated with the operation of a quarry and which is used for quarrying activities. <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
FS03.80	Director-General of Conservation	Oppose		<b>Allow</b>  ** suspect this is incorrect given the further submission opposes the definition**	<b>Reject</b>
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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
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

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
46.09	Federated Farmers	Support	Rural industry	Retain the definition for <b>'rural industry'</b> 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 <b>'Seasonal worker accommodation'</b> 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
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, theresfore 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 <b>'sustainable forest management'</b> .	Accept
19.05	PF Olsen	Support in part	Sustainable forest management	Add a definition of <b>'Sustainable forest management'</b> .	Accept
19.06	PF Olsen	Support in part	Sustainable harvesting	Add a definition of <b>'Sustainable harvesting'</b> .	Reject

## 7. Appendix 2 – Decisions Version of the Chapter

# General Rural Zone | He Rohe Tuawhenua

## 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 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 commercial 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 commercial 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 commercial 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 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-O1. 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-O2. Promote the repopulation of rural areas and encourage activities that provide for rural employment where these are compatible with surrounding rural activities.
- GRUZ-O3. 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-O4. Protect the primary productive values of highly productive land by ensuring the adverse effects of activities do not compromise the **soil's** physical, chemical, and biological properties.
- GRUZ-O5. Ensure rural character and amenity is maintained and where possible, enhanced.
- GRUZ-O6. Maintain the capacity of rural areas and rural resources to support agricultural, pastoral and horticultural activities, commercial forestry and lawfully established rural-based activities.
- GRUZ-O7. In locations where effects can be appropriately managed, provide for rural industry, intensive indoor primary production and intensive outdoor primary production (pig farming).
- 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 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 commercial 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 / intensive outdoor primary production (pig farming); 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 primary production (including agricultural aviation) is 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 commercial 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 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 industry while ensuring rural 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 industry is consistent with the capacity, design and function of the transport network; and
2. Ensuring the operation of the rural 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 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 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 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 and intensive outdoor primary production (pig farming) 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 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.

- 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 / intensive outdoor primary production (pig farming) 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-P21. Ensure new intensive indoor primary production activities and intensive outdoor primary production (pig farming) 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 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 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.

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, artificial shelters and artificial crop protection structures
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.	Exotic continuous cover forestry and/or sustainable forest management/sustainable harvesting outside of a Significant Natural Area
GRUZ-R11.	Urupa <b>under Te Ture Whenua Māori Act 1993 and private cemeteries under the Burial and Cremation Act 1964.</b>
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>Activity status: PER</p> <p>Where:</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-S1 to GRUZ-S7: RDIS</p> <p>Activity status where compliance is not achieved with GRUZ-S8 to GRUZ-S10: DIS</p> <p>Activity status where compliance is not achieved with GRUZ-S11: 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>	

GRUZ-R15.	Vegetation clearance outside of an identified significant natural area
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Clearance of non-indigenous vegetation (excluding commercial 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</li> <li>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: <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. 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.</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 <b>Waitomo district which is within the Manawatū-Whanganui Region</b>. 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>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</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.	Minimum <a href="#">setback</a> from <a href="#">commercial forestry</a>
<ol style="list-style-type: none"> <li>1. The minimum setback for a new building housing a residential activity must be 40 m from existing commercial forestry on an adjacent site; and</li> <li>2. Buildings housing a residential activity may be erected up to any common boundary with an adjacent site which is in the same holding.</li> </ol> <p><i>Note: The rule does not apply to afforestation</i></p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>(a) The extent to which the activity can be relocated to meet setback requirements; and</li> <li>(b) The layout, design and location of the residential activity, including consideration of</li> </ol>



<p><i>setbacks which are managed by the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017.</i></p>	<p>shading effects, topographical and geographical features; and</p> <p>(c) Potential reverse sensitivity effects on adjoining commercial forestry.</p>
GRUZ-R17.	Seasonal worker accommodation
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum occupancy must not exceed twelve persons per site at any one time; and</li> <li>2. The seasonal worker accommodation is associated with a horticultural activity; and</li> <li>3. The accommodation comprises of a combination of communal kitchen and eating areas and sleeping and ablution facilities; and</li> <li>4. It complies with Code of Practice for Able Bodied Seasonal Workers, published by Department of Building and Housing 2008.</li> </ol>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>(a) The effect on surrounding properties, character and amenity; and</li> <li>(b) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</li> <li>(c) Potential reverse sensitivity effects on any adjoining activities; and</li> <li>(d) 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.</li> </ol>
GRUZ-R18.	Artificial crop protection structures
<ol style="list-style-type: none"> <li>1. 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:             <ol 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> </ol> </li> <li>2. 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.</li> </ol> <p><i>Note: See the transport chapter for additional line of site requirements applying to the land transport network.</i></p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol 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; and</li> <li>(f) The effects of glare on neighbouring properties or road users.</li> </ol>

GRUZ-R19.	Visitor accommodation and residential based visitor accommodation	
<p>Activity status: PER</p> <p>Where:</p> <p>1. The maximum occupancy must not exceed eight guests at any one time.</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>(a) The effect on surrounding properties, character and amenity; and</p> <p>(b) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</p> <p>(c) Potential reverse sensitivity effects on any adjoining activities.</p>	
GRUZ-R20.	Home businesses	
<p>Activity status: PER</p> <p>Where:</p> <p>1. No more than two full time equivalent persons who do not reside on the site are employed in the home business; and</p> <p>2. 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</p> <p>3. The home business and household(s) combined must not generate more than 22 vehicle movements to the site per 24 hour period; and</p> <p>4. Any outdoor storage area must be screened from any road or public space; and</p> <p>5. 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 industrial activities.</p>	<p>Activity status where compliance is not achieved: DIS</p>	
GRUZ-R21.	Tourism facilities and retail activities	
<p>Activity Status: PER</p> <p>Where:</p> <p>1. The activity must not be located in the amenity precinct (PREC6); and</p>	<p>Activity status where compliance is not achieved: DIS</p>	

<p>2. Only one tourism facility OR one retail activity is permitted per holding; and</p> <p>3. The hours of operation are between 7am and 7pm Monday to Friday and between 9am and 5pm Saturday, Sunday and Public Holidays; and</p> <p>4. All of the performance standards in GRUZ – Table 2 are complied with;</p> <p>AND</p> <p>5. For tourism facilities the activity must not generate more than 100 vehicle movements per day and one 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 vehicle movements 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>Activity Status: DIS</p> <p>Where:</p> <p>7. The activity is located in the amenity precinct (PREC6).</p> <p><i>Note: For policy guidance see PREC6-P1</i></p>	<p>Activity status where compliance is not achieved: N/A</p>
GRUZ-R22.	Packing sheds and greenhouses
<p>Activity status: PER</p> <p>Where:</p> <p>1. All of the performance standards in GRUZ – Table 2 are complied with; and</p> <p>2. Packing sheds must only be used for the initial processing and packaging of horticultural and agricultural products that are produced on the</p>	<p>Activity status where compliance is not achieved: DIS and the activity becomes a rural industry. See GRUZ-R34</p>

	<p>holding (other than honey and bee products); and</p> <p>3. Greenhouses must have a permeable floor; and</p> <p>4. The packing shed and/or greenhouse buildings must not exceed 500 m<sup>2</sup> gross floor area per holding.</p>	
GRUZ-R23.	<b>Farm quarrying</b>	
	<p>Activity status: PER</p> <p>Where:</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, <b>commercial, Māori purpose, tourism, future urban or open space</b>, 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>Activity status where compliance is not achieved: DIS and the activity becomes a quarrying activity. See GRUZ-R35</p>
GRUZ-R24.	<b>Demolition and/or removal of buildings and structures</b>	
	<p>Activity status: PER</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>Activity status where compliance is not achieved: N/A</p>
GRUZ-R25.	<b>Wineries, breweries, distilleries and cafes</b>	
GRUZ-R26.	<b>Rural-based education activities</b>	
	<p>Activity status: RDIS</p> <p>Where</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>Where the activity is RDIS, the matters over which discretion is restricted are:</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> </ol>	

- (d) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and
- (e) Provision of on-site infrastructure; and
- (f) Potential reverse sensitivity effects on any adjoining rural activities.

Activity status where compliance is not achieved: DI S

GRUZ-R27.	Intensive indoor primary production and Intensive Outdoor Primary Production (Pig Farming)
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Activity status: RDI S

Where:

1. All of the performance standards in GRUZ – Table 2 are complied with; and
2. As measured from the perimeter of any treatment systems, structures or paddocks housing animals (and hardstand areas associated with those), intensive indoor primary production must be located at least:
  - (i) 500 m from any existing building housing a residential activity or a sensitive activity on a separate holding; and
  - (ii) 1 km from any boundary of the rural lifestyle, settlement, residential, open space, future urban, tourism or Māori purpose zones or the amenity precinct.

Where the activity is RDI S, the matters over which discretion is restricted are:

- (a) The extent to which the site will operate in accordance with an approved Farm Environment Plan or relevant industry codes of practice; and
- (b) Visual effects including bulk, scale and location of the structures and landscape planting; and
- (c) Potential reverse sensitivity effects on any adjoining rural activities; and
- (d) The effect on surrounding properties, rural character and amenity; and
- (e) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and
- (f) The layout, design and location of the activity, including consideration of wind and climate patterns and the topographical and geographical features affecting odour, dust, visual impact and noise; and
- (g) The effects of increased traffic and the timing of traffic generation; and
- (h) The likely effects on persons living and working in the locality from noise, odour, traffic, and nuisances such as vermin and flies; and
- (i) Any means proposed to avoid or mitigate the likely nuisance; and
- (j) Whether the site is suitable for and can physically accommodate proposed waste treatment and disposal methods given the number of animals accommodated and the volume of wastes generated.

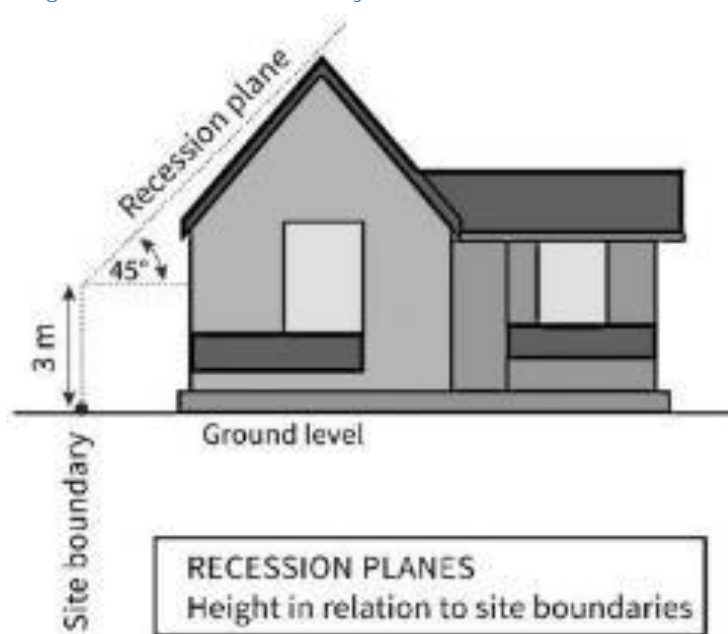
Activity status where compliance is not achieved: DI S

GRUZ-R28.	Educational facilities and community facilities	
GRUZ-R29.	Creation of new entrances into caves, structures within caves or other modifications to cave features	
GRUZ-R30.	Any earthworks 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-R31.	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-R32.	Boarding or breeding kennels or catteries	
GRUZ-R33.	Camping grounds	
GRUZ-R34.	Rural industry and wool stores	
GRUZ-R35.	Quarrying activities and industrial activities	
GRUZ-R36.	Stock saleyards	
GRUZ-R37.	Activities not otherwise listed in Table 1	
Activity status: DIS		Activity status where compliance is not achieved: N/A
GRUZ-R38.	Fortified sites	
Activity status: NC		Activity status where compliance is not achieved: N/A
GRUZ-R39.	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

GRUZ-S1.	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>Matters over which discretion is restricted:</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-S2.	Minimum setback from internal boundaries
<p>1. The minimum setback for buildings housing a residential activity from internal boundaries must be:</p> <p>(i) 5 m on sites 2,500 m<sup>2</sup> or less; or</p> <p>(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>(iii) 10 m for buildings less than or equal to 150 m<sup>2</sup>; or</p> <p>(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-S5 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>Matters over which discretion is restricted:</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-S3.	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>Frost fans must not exceed 15 m in height as measured from ground level, inclusive of blades; and</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>Matters over which discretion is restricted:</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



GRUZ-S4.	Minimum setback for new shelterbelts and artificial shelters
<ol style="list-style-type: none"> <li>New artificial shelters 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: <ol style="list-style-type: none"> <li>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>5 m from any road or railway line.</li> </ol> </li> </ol>	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>The location and extent of the activity and its effects on amenity values of nearby residential properties and public places; and</li> <li>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> </ol>



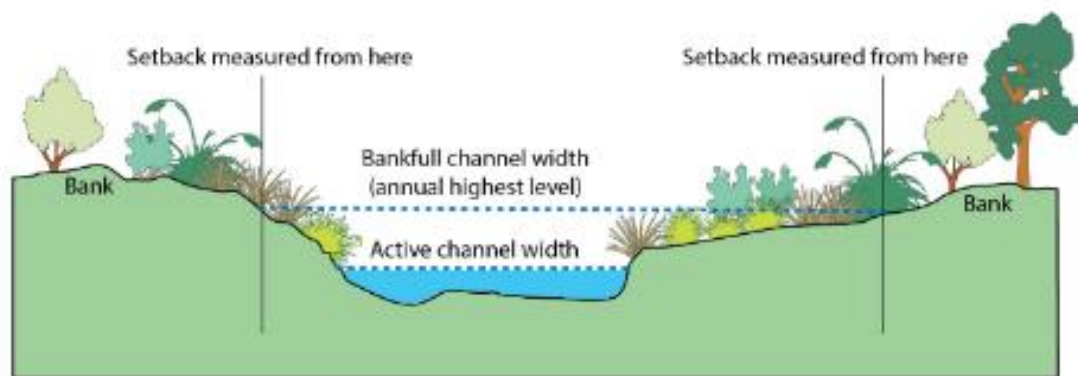
<p><i>Note: See the <a href="#">transport chapter</a> for additional line of site requirements applying to the land transport network.</i></p>	<ul style="list-style-type: none"> <li>(c) The extent to which the activity can be relocated to meet setback requirements; and</li> <li>(d) Whether the scale, 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>
GRUZ-S5.	Setbacks - specified farm buildings and new buildings housing a residential activity
<p>3. 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>4. The minimum setback for a new building housing a residential activity must be 50 m from any existing specified farm structure listed in GRUZ-S5.1 on an adjacent site; and</p> <p>5. Buildings may be erected up to any common boundary with an adjacent site which is in the same holding.</p>	<p>Matters over which discretion is restricted:</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>
GRUZ-S6.	Minimum setback from the boundary of a rural production zone or the boundary of an established site of intensive indoor primary production or intensive outdoor primary production (pig farming).
<p>1. The minimum setback for a building housing a residential activity from the boundary of a rural production zone must be 250 m; and</p> <p>2. As measured from the perimeter of treatment systems, structures housing animals (and hardstand areas associated with those) on an established site of intensive indoor primary production, the minimum setback for a building housing a residential activity must be 500 m.</p>	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> <li>(a) Potential reverse sensitivity effects on any rural production zone or intensive indoor primary production activities / <b>intensive outdoor primary production (pig farming)</b>; and</li> <li>(b) Site topography and orientation and whether the structure can be more appropriately</li> </ul>

<p>3. As measured from the boundary of an established site of intensive outdoor primary production (pig farming), the minimum setback for a building housing a residential activity must be 500 m.</p> <p>4. The provisions of this rule do not apply to any building housing a residential activity within the intensive indoor primary production / intensive outdoor primary production (pig farming) holding or in a rural production zone.</p>	<p>located or designed to minimise potential reverse sensitivity effects; and</p> <p>(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</p> <p>(d) The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.</p>
GRUZ-S7.	Storage and spreading of non-hazardous solid or liquid waste
<p>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:</p> <p>(i) 200 m from any existing building housing a residential activity on a separate holding; and</p> <p>(ii) 30 m from the boundary of any adjacent holding.</p> <p>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:</p> <p>(i) 100 m from any existing building housing a residential activity on a separate holding; and</p> <p>(ii) 15 m from the boundary of any adjacent holding.</p> <p><i>Note: GRUZ-S7 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</i></p>	<p>Matters over which discretion is restricted:</p> <p>(a) The type of by-product or waste proposed to be stored or spread and its potential effects; and</p> <p>(b) The location and scale of the storage facility; and</p> <p>(c) The effect on surrounding properties, rural character and amenity; and</p> <p>(d) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</p> <p>(e) Potential reverse sensitivity effects on any adjoining rural activities.</p>
GRUZ-S8.	Maximum number of residential units
<p>1. One residential unit per record of title; and</p> <p>2. Either one minor residential unit with a maximum gross floor area of 70 m<sup>2</sup> excluding garaging, per holding; and</p> <p>3. One residential unit for a farm worker per holding; OR</p> <p>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.</p>	<p>Activity status where compliance is not achieved: DIS</p>

GRUZ-S9.	Maximum <b>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. Provided emergency service facilities and artificial crop protection structures are exempt from this rule.</li> </ol>		Activity status where compliance is not achieved: DIS
GRUZ-S10.	Servicing	
<ol style="list-style-type: none"> <li>1. <b>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</b></li> <li>2. <b>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</b></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. <b>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.</b></li> </ol> <p><i>Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (refer Table 1 and 2).</i></p> <p><i>Note: Stormwater and wastewater disposal, and ground and surface water takes may require a resource consent from the Waikato Regional Council or the Manawātū Whanganui Regional Council.</i></p>		Activity status where compliance is not achieved: DIS

GRUZ-S11.	Minimum setback from water bodies – quarrying activities, farm quarrying, mineral prospecting and exploration
<p>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</p> <p>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</p> <p>3. For the purposes of this rule a water body is:</p> <ul style="list-style-type: none"> <li>(i) A perennial watercourse with a bankfull channel width of 3 m or more; or</li> <li>(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</li> <li>(iii) A lake equal to or larger than 0.25 ha.</li> </ul> <p><i>Note: For land disturbance within 10 m of a natural wetland see the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.</i></p>	<p>Activity status where compliance is not achieved: NC</p>

Figure – GRUZ 2




AREA SPECIFIC MATTERS

## General Rural Zone

### Aerodrome Precinct (PREC3)



 Aerodrome Precinct

GENERAL RURAL

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.	Industrial activities
PREC3-R3.	Vehicle parking and vehicle storage
PREC3-R4.	Emergency service facilities
PREC3-R5.	Warehouses, lock-up storage units and storage yards
PREC3-R6.	Helipads 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.	<a href="#">Agricultural, pastoral and horticultural activities</a> 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.	<a href="#">Accessory buildings</a> ancillary to any permitted activity
PREC3-R14.	Construction, additions and alteration of <a href="#">buildings</a> for any permitted activity
Activity status: PER Where: 1. All of the performance standards in PREC3 - Table 2 are complied with.  <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>	Activity status where compliance is not achieved with PREC3-S1 to PREC3-S4: RDIS Activity status where compliance is not achieved with PREC3-S5 to PREC3-S6: DIS Activity status where compliance is not achieved with PREC3-S7: NC Where the activity is RDIS, the matters over which discretion is restricted are: (a) The matters of discretion associated with any performance standard which cannot be complied with in PREC3 -Table 2.
PREC3-R15.	Cafes and takeaway food outlets
Activity status: PER Where: 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.	Activity status where compliance is not achieved: DIS
PREC3-R16.	<a href="#">Retail activities</a> ancillary to any permitted activity
Activity status: PER Where: 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 <b>the activity's</b> gross floor area; and 3. All of the performance standards in PREC3 - Table 2 are complied with.	Activity status where compliance is not achieved: NC
PREC3-R17.	Demolition and / or removal of <a href="#">buildings</a> and <a href="#">structures</a>
Activity status: PER	Activity status where compliance is not achieved: N/A

<p>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, see the <a href="#">historic heritage chapter</a>.</p>	
PREC3-R18.	Service stations
PREC3-R19.	<a href="#">Residential units</a> for caretakers or staff
Activity status: DIS	Activity status where compliance is not achieved: N/A
PREC3-R20.	Activities not otherwise listed in PREC3 - Table 1
Activity status: NC	Activity status where compliance is not achieved: N/A
PREC3-R21.	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

PREC3 - Table 2 - Performance Standards

PREC3-S1.	Minimum <a href="#">setback</a> from <a href="#">road</a> boundaries
<ol style="list-style-type: none"> <li>1. The minimum setback from internal and indicative road boundaries for any building must be at least 5 m; and</li> <li>2. The minimum setback from road boundaries for any building adjacent to any district road must be at least 10 m; and</li> <li>3. The minimum setback from road boundaries for any building adjacent to State Highway 3 must be 15 m; and</li> <li>4. Provided emergency service facilities are exempt from this rule.</li> </ol> <p>Note: Stockyards and stock loading ramps are structures and are not required to comply with this rule.</p>	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>(a) Visual effects including bulk, scale and location of the building; and</li> <li>(b) The provision of daylight and sunlight into neighbouring buildings; and</li> <li>(c) Effects on the safe and efficient operation of the aerodrome; and</li> <li>(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</li> <li>(e) Potential reverse sensitivity effects on any adjoining rural activities; and</li> <li>(f) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation.</li> </ol>

PREC3-S2.	Minimum <b>setback</b> from internal boundaries	
<ol style="list-style-type: none"> <li>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</li> <li>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.</li> </ol> <p><i>Note: All buildings and structures, must also comply with NATC-R2.</i></p>		<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>(a) Visual effects including bulk, scale and location of the building; and</li> <li>(b) Effects on the safe and efficient operation of the aerodrome; and</li> <li>(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</li> <li>(d) Potential reverse sensitivity effects on any adjoining activities.</li> </ol>
PREC3-S3.	Height and <b>height in relation to boundary</b>	
<ol style="list-style-type: none"> <li>1. Structures must not exceed 8 m in height as measured from ground level; and</li> <li>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 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.</li> </ol>		<p>Matters over which discretion is restricted:</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) Effects on surrounding properties, privacy, rural character and amenity; and</li> <li>(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</li> <li>(d) Potential reverse sensitivity effects on any adjoining activities.</li> </ol>
PREC3-S4.	Screening of <b>site</b> boundaries	
<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>Matters over which discretion is restricted:</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> </ol>



		(g) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.
PREC3-S5.	Building design standards	
<div>1. Construction, alteration or extension of buildings - the maximum gross floor area of a building must not exceed 1000 m<sup>2</sup>; and</div> <div>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</div> <div>3. No sign may be located, anchored, erected, attached to or painted on or above a rooftop or roofline.</div>		Activity status when compliance is not achieved: DIS
PREC3-S6.	Servicing	
<div>1. <b>Where a connection to the Council's reticulated</b> water supply system is not available, all developments must have an independent potable water supply for activities on the site; and</div> <div>2. <b>Where a connection to the Council's reticulated</b> 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</div> <div>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</div> <div>4. <b>Where a connection to the Council's reticulated</b> 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.</div> <div><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></div>		Activity status when compliance is not achieved: DIS

<p><i>Note: Stormwater and wastewater disposal, and ground and surface water takes may require a resource consent from the Waikato Regional Council.</i></p>	
PREC3-S7.	Minimum setback from water bodies
<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>	Activity status when compliance is not achieved: NC

#### 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) 2011.*

##### 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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## 8. 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.

### Amendment of the application of wider plan provisions

2. This chapter does not require all the rules to be considered when assessing the activity as many will be irrelevant to an application. The word “all” was erroneously included. RMA schedule 1, clause 16 enables a local authority to make an amendment to its proposed plan, without using the process in schedule 1, to alter any information, where such an alteration is of minor effect, *or to correct any minor errors*. Using RMA schedule 1, clause 16 the Panel has directed that the following word is removed from the chapter:

#### Rules

The rules that apply to the general rural zone are contained in the tables listed below. To undertake any activity, 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.

3. There is also scope to make this amendment under BP Oil New Zealand Limited and Z Energy Limited (the Fuel Companies) submission to make any alternative or consequential relief as required to give effect to this submission, including any consequential relief required in any other sections of the proposed plan that are not specifically subject of this submission but where consequential changes are required to ensure a consistent approach is taken throughout the document.

### Provisions not requiring an evaluation

4. **Please note that references to ‘plantation forestry’ in this plan have been updated to refer to ‘commercial forestry’ to respond to the** Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017.

GRUZ-O4. Protect the primary productive values of highly productive ~~soils~~ land ~~and by ensuring~~ the adverse effects of activities do not compromise the ~~soil's~~ physical, chemical, and biological properties.

5. A minor amendment is proposed to GRUZ-O4 **to refer to the term ‘highly productive land’ rather than ‘highly productive soils’**. This amendment aligns with the National Policy Statement for Highly Productive Land and is required to correct the terminology. It requires a consequential amendment to change the tense and

refer to the properties of soil. It does not materially change the objective. A section 32AA evaluation is not required.

GRUZ-P16. Protect the ongoing operation and development of existing sites of intensive indoor primary production production/intensive outdoor primary production (pig farming) and sites identified as regionally significant in RPROZ-SCHED1 – Scheduled rural production sites, by managing the location of noise sensitive activities on surrounding sites.

6. Another minor amendment is proposed to GRUZ-P16 to reference the corresponding schedule of regionally significant sites and refer to intensive outdoor primary production (pig farming). It does not have any effect on the implementation of the policy. A section 32AA evaluation is not required.

GRUZ-R47.	Servicing
<ol style="list-style-type: none"> <li>1. <b>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</b></li> <li>2. <b>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</b></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><del>4. <b><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></b></del>  <del>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:</del> <ol style="list-style-type: none"> <li><del>a. Accessible to firefighting equipment; and</del></li> <li><del>b. Between 6 and 90 m from any building housing a residential activity on the site; and</del></li> <li><del>c. 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</del></li> </ol> </li> </ol>	<p>Activity status where compliance is not achieved: DIS</p>

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~~d. Either stores at least 45,000 litres of water or provides at least 25 litres of water per second for 30 minutes.~~

*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.*

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7. 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 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.

## Amendment of the application of wider plan provisions

8. This chapter does not require any relevant provision of Part 2 or Part 3 of the plan to be considered when assessing the activity. This was erroneously included. Using RMA schedule 1, clause 16 the Panel has directed that the following bullet points are removed from the chapter:

- Any relevant provision in Part 2 District-Wide Matters; and
- Any relevant provision in Part 3 Area Specific Matters.

## Objectives

GRUZ-O6. Maintain the capacity of rural areas and rural resources to support agricultural, pastoral and horticultural activities, [commercial forestry](#) and lawfully established rural-based activities.

Purpose of the RMA and comparison with any relevant existing objectives in this plan

9. The objective gives effect to Sections 5 and 7 of the RMA by supporting the sustainable management of land-based resources for the benefit of current and future generations. Section 5(2)(b) and (c) are relevant, as the objective seeks to enable the use and development of rural land, acknowledging commercial forestry, while safeguarding its capacity to support rural activities. GRUZ-O6 aligns with other objectives in the rural chapter that promote land use compatibility, capability and primary production as the predominant function of the rural zone. Compared to a more general rural productivity objective, this version more specifically identifies commercial forestry as part of the rural land base and existing rural-based activities as core components of the zone's purpose.

Decision about most appropriate option

10. The amendment is considered to be more appropriate in achieving the purpose of **the RMA than the notified version. It clearly identifies the zone's role in supporting production-based land uses and avoids ambiguity about competing or**

incompatible land use expectations. This clarity assists with interpreting policies and rules that manage land use conflict and cumulative effects.

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.

Purpose of the RMA and comparison with any relevant existing objectives in this plan

11. The amended objective gives effect to Sections 5 and 7 of the RMA and aligns with the National Policy Statement for Highly Productive Land. Protecting highly productive land from inappropriate development directly supports the sustainable management of natural and physical resources and the long-term availability of land for land-based primary production. While the notified objective addresses reverse sensitivity, infrastructure conflict, and rural character, it does not explicitly express the national direction on highly productive land. The inclusion of a new clause ensures that the plan framework recognises and responds to this national policy, particularly the requirement to prioritise and support land-based primary production on highly productive land.
12. The change at GRUZ-O15.3 to remove reference to **'rural activities'** and use the term **'primary production'** is minor. It is preferable to make an amendment to use a defined term. A section 32AA evaluation is not required.

Decision about most appropriate option

13. The amendment is considered to be more appropriate in achieving the purpose of the RMA than the notified version. The additional clause strengthens the policy framework by explicitly acknowledging the national priority of protecting highly productive land. **It reinforces the rural zone's primary function. This addition helps** avoid inappropriate development in areas where land quality underpins food and fibre production.

## Policies

### Amendments to GRUZ-P1 and GRUZ-P4

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 commercial forestry](#) predominate in the zone; and ....

And consequentially:

GRUZ-P4. Manage [commercial 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.

### Other reasonably practicable options

14. Other options include retaining the notified version of GRUZ-P1, which does not provide for commercial forestry. The notified version lacks clear direction on the desired rural land use in the district which in turn limits its effectiveness as policy direction. A separate policy would be redundant given the structure of GRUZ-P1 and GRUZ-P4. Instead, integrating the reference directly into GRUZ-P1 provides clear policy hierarchy. The amendment to GRUZ P1 establishes the primacy of commercial 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.

### Effectiveness and efficiency

15. The amendment to GRUZ-P1 is effective in clarifying that commercial forestry is an agreed component of rural production activities (as the dominant land use expected in the zone). It improves the ability of the plan to distinguish between appropriate and incompatible land uses. The consequential change to GRUZ-P4 ensures consistency by maintaining a clear link between recognising the predominance of rural activities and managing their effects. Both amendments



improve the efficiency of the plan by providing stronger policy direction without altering the fundamental purpose of the zone.

#### Costs and benefits

16. The primary benefit is enhanced clarity for plan users and decision-makers about the intended function of the rural zone. This supports better consenting outcomes and reduces the risk of policy misinterpretation. There are no new compliance costs created by the amendment. The changes clarify existing expectations rather than imposing regulatory cost.

#### Risk of acting or not acting

17. The risk of acting is low. The amendments clarify policy intent without altering objectives or rules. Not acting risks continued uncertainty over the role of commercial forestry as part of rural production activities generally and weakens the policy basis for limiting incompatible development.

#### Decision about the most appropriate option

18. The amendments to GRUZ-P1 and GRUZ-P4 are the most appropriate way to achieve the relevant objectives of the rural zone. They clarify intent and maintain consistency with the objectives including GRUZ-O6.

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.

#### Other reasonably practicable options

19. The other reasonably practicable options include retaining the notified version of GRUZ-P3 without reference to energy infrastructure or adopting more explicit policy support for energy generation and transmission as established components of the rural environment. One option was to amend GRUZ-P3.5 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. However, it was not agreed that communities necessarily accept energy infrastructure as a key component of the general rural zone.
20. As such, a broader amendment that treats energy infrastructure as an accepted component of the rural zone was not supported. However, targeted reference to existing infrastructure aligns with the management of reverse sensitivity effects where the infrastructure is in-situ. Including this clause addressing the safe operation of energy infrastructure offers a balanced solution.

#### Effectiveness and efficiency

21. The amendment is effective in recognising the need to protect the operational integrity of existing infrastructure without asserting community acceptance of its presence. The policy better supports plan administration by clearly linking reverse

sensitivity considerations to energy infrastructure, better aligning with national and regional policy frameworks.

22. It is efficient because it provides direction at the policy level, reducing potential ambiguity and complements existing references to the land transport network. This amendment does not extend the scope of the policy beyond what is necessary.

#### Costs and benefits

23. The benefit of the amendment is improved recognition and protection of existing energy infrastructure, reducing the likelihood of land use conflict where new activities are proposed in close proximity. There are no material costs introduced by the amendment, as it does not expand the scope of permitted effects or create obligations for landowners beyond what is already reasonably anticipated through reverse sensitivity provisions.

#### Risk of acting or not acting

24. The risk of acting is low. The amendment clarifies the scope of reverse sensitivity management without altering the underlying objectives of the plan. Policy silence on energy infrastructure may create uncertainty for plan users and decision-makers.

#### Decision about the most appropriate option

25. The amendment to GRUZ-P3 is the most appropriate way to achieve the relevant rural zone objectives, particularly GRUZ-O10. It is a targeted and proportionate refinement that seeks to manage land use conflict without overstating the status of energy infrastructure in the rural environment.

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) ~~is~~ are an established and accepted component of the rural environment and may generate noise, odour, dust and visual effects; and

#### Other reasonably practicable options

26. Other options include retaining the reference to "farming, forestry and quarrying" without aligning with the broader definition of "primary production", or addressing agricultural aviation in a separate clause. On balance, **referencing "primary production" simplifies the wording, aligns with the plan's defined terms and ensures the policy covers expected rural activities, including aerial operations.** A separate clause for agricultural aviation is therefore unnecessary.

#### Effectiveness and efficiency

27. The amendment is effective in clarifying the scope of rural activities that may generate effects that are considered acceptable within the rural environment. It

enhances policy consistency by using a defined term and acknowledging support activities that are integral to rural operations. Efficiency is improved as the plan can more clearly assess a wider range of rural land uses without relying on individual policies guiding each matter.

#### Costs and benefits

28. The key benefit is better policy alignment with activities in the working rural environment and their potential effects. This improves decision-making on land use compatibility. No new costs are introduced, as the change reflects existing rural activity patterns. It may help to reduce interpretive disputes about whether certain effects are anticipated in the zone.

#### Risk of acting or not acting

29. The risk of acting is low. The change reinforces what is already occurring in the **district's** rural environments and aligns policy language with the existing plan framework. Not acting risks a narrow reading of what constitutes expected rural activity, potentially resulting in regulatory uncertainty for activities like agricultural aviation integral to primary production systems.

#### Decision about the most appropriate option

30. The amendment to GRUZ-P3 is the most appropriate option. It strengthens the policy basis for managing rural effects and provides a more complete and functional description of accepted rural activities. It is consistent with GRUZ-O2, O5 and O10.

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.

### Other reasonably practicable options

31. This is a minor wording change. Other options include retaining the notified version of GRUZ-P7 **which uses the word 'enable' rather than 'provide'**, or creating separate policies for each element including river catchments, landscape features, or public access. This alternative would fragment the policy framework. The amended policy corrects a weighting error to provide a more integrated approach to managing tourism in rural areas. It seeks to combine land use compatibility, environmental protection, and encompass community benefits of the activity in one policy.

### Effectiveness and efficiency

32. The amendment is effective because it correctly weights the approach to tourism in the general rural zone. It now provides for tourism while managing its potential impacts on rural production, infrastructure, and the environment. That is, it recognises the value of tourism while protecting the core function of the rural zone. Efficiency is improved by retaining a unified policy that supports the preferred outcomes in the general rural zone.

### Costs and benefits

33. The benefit of the amendment is that it provides for rural-based tourism in a managed way that supports economic activity and public enjoyment of rural landscapes. It provides appropriate safeguards for primary production and the **environment, particularly the Upper Waipā River catchment**. There are minimal costs, as it enables some tourism operations while providing clear assessment criteria to reduce uncertainty and therefore minimise associated processing costs.

### Risk of acting or not acting

34. The risk of acting is low. The policy improves alignment with environmental priorities in the general rural zone while enabling economic diversification. Not acting risks continued uncertainty about how and where rural tourism can be accommodated, potentially leading to conflict with primary production activities.

### Decision about the most appropriate option

35. The amended policy is the most appropriate way to achieve the purpose of the RMA and the relevant objectives of the rural zone, particularly GRUZ-O2, O3 and O9. It balances economic and environmental outcomes and provides a structured basis for evaluating tourism proposals.

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.

### Other reasonably practicable options

36. Other options include relying on general rural amenity and land use compatibility policies or combining both provisions into a single visitor accommodation policy. The policies could also be deleted in favour of not providing for visitor accommodation in the general rural zone at all. However, the policies address different effects and the addition of 'seasonal worker accommodation' adds further distinction between the two policies, justifying separate but related provisions. Additionally, combining the policies could risk losing the more targeted focus on occupancy control. In respect of not providing for these activities at all, from an effects-based perspective these activities largely have the same impacts as a residential activity.

### Effectiveness and efficiency

37. The policies are effective in managing the rural effects of visitor accommodation. GRUZ-P9 provides a broad framework for integrating accommodation into the rural environment, while GRUZ-P10 focuses on managing reverse sensitivity. This approach is efficient as it supports a range of accommodation types while enabling effects to be managed proportionately, including by providing operational controls through occupancy limits.

### Costs and benefits

38. The benefit of these policies is the support for rural tourism and diversification, while managing the most common sources of conflict, those being traffic, noise, reverse sensitivity and character impacts. There are no material costs introduced by the policies themselves. Compliance obligations, such as occupancy limits may inflict a cost but the approach is consistent with community expectations in the rural environment.

### Risk of acting or not acting

39. The risk of acting is low. The policies provide guidance that reflects existing plan rules, emerging rural tourism trends and worker accommodation needs in the district. They clarify expectations for plan users and reduce the potential for interpretation issues. Not acting could result in inappropriate intensification of worker and visitor accommodation without adequate policy support for limiting scale and addressing potential adverse effects.

### Decision about the most appropriate option

40. The amendments to GRUZ-P9 and GRUZ-P10 are the most appropriate way to achieve the purpose of the RMA. They offer a structured and differentiated policy approach that enables tourism and worker accommodation while maintaining rural character and managing land use effects. The policies appropriately respond to GRUZ-O2, O3, O9 and O10.

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 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.
- ~~9 Controlling and filtering sediment movement at source to prevent entry of sediment into karst hydrological systems; and~~
- ~~10 Employing methods to manage and reduce peak runoff in order to simulate near natural infiltration rates and patterns of karst hydrological systems; and~~
- ~~11 Minimising the drawdown of water in the subcutaneous zone in karst hydrological systems.~~

#### Other reasonably practicable options

41. Alternative options include relying on generic policies or omitting quarry-specific direction for features such as karst systems and high-class soils. These options would be insufficient, given the unique scale, duration and biophysical sensitivity of quarrying operations. Noting that the intention of this policy is to focus on internalising effects as far as possible and then employ **the 'ARM'** in no particular order to address externalities. Given this, the proposed amendment provides detailed policy guidance that better supports decision-making for quarry proposals, particularly in areas with sensitive hydrology, karst systems, high-class soils or proximity to highly **valued catchments like the Upper Waipā**.

#### Effectiveness and efficiency

42. The amended policy is effective in addressing both the general and the site-specific effects of quarrying. It promotes early internalisation of effects, structured mitigation and forward planning for rehabilitation. This approach is particularly relevant for long-duration or high-impact quarrying activities.
43. It is efficient because it provides a comprehensive checklist for applicants and decision-makers, reducing the need for ad hoc assessment criteria. This improves the consistency and efficiency of the consenting process. Removing GRUZ-P12.9

- P12.11 was in response to concerns that the provisions 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 outside the duties and powers of district councils. The replacement point 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.

#### Costs and benefits

44. The benefits of the policy include improved environmental protection, clearer expectations for quarry operators and better long-term outcomes for local amenity, hydrology and the wider landscape. The focus on karst systems and soil reuse provides for sustainable land and water resource management. The main cost is the requirement for a more thorough assessment and design in quarry consent applications, including detailed rehabilitation planning and hydrological design. However, these are proportionate to the scale of effects and are aligned with best practice.

#### Risk of acting or not acting

45. The risk of acting is low. The policy strengthens environmental safeguards, especially in karst and high-class soil areas, while enabling quarrying to proceed with appropriate management and monitoring measures. Not acting may lead to inconsistent or insufficiently rigorous assessment of quarry impacts, particularly where unique geological or hydrological systems are at risk.

#### Decision about the most appropriate option

46. The proposed policy is the most appropriate way to achieve the purpose of the RMA. It provides a comprehensive but proportionate framework for quarrying activities that supports rural productivity while maintaining environmental and community values. The policy aligns to GRUZ-O1, O4, O5 and O12.

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

#### Other reasonably practicable options

47. Other options include relying on general amenity and effects-based policies (such as GRUZ-P1 and GRUZ-P3) or introducing new rules without specific policy support. The existing provisions primarily manage effects from sensitive activities locating near productive rural land, rather than directing separation from activities. This policy fills a gap by requiring new intensive activities to locate away from sensitive receptors, complementing existing reverse sensitivity provisions. A rule-based approach (see below) without a supporting policy would lack guidance for consent decisions.

## Effectiveness and efficiency

48. The policy is effective because it provides clear direction that intensive primary production, an activity with potentially significant effects, should avoid proximity to sensitive uses such as dwellings or schools. This strengthens the integrity of the rural-residential interface. It is efficient as it enables effects to be managed proactively through location rather than relying on post-establishment mitigation measures. It also provides clearer grounds to assess proposals for more intensive operations in proximity to sensitive uses.

## Costs and benefits

49. The benefit is improved clarity for applicants and decision-makers, reducing land use conflict and potential loss of amenity for existing sensitive uses. It helps protect more intensive activities from complaints by ensuring they are appropriately located. There may be locational constraints for some operators, but these are offset by the benefit of reduced local opposition and improved land-use compatibility. No regulatory burden is created beyond existing effects-based expectations.

## Risk of acting or not acting

50. The risk of acting is low, as the policy formalises an approach that is already commonly applied in effects assessments related to more intensive activities. Not acting could result in inconsistent or unclear outcomes, with a higher risk of conflict where intensive activities are approved near established dwellings or other sensitive uses.

## Decision about the most appropriate option

51. The proposed new policy is the most appropriate option as it provides necessary strategic direction for managing high-intensity land uses and complements existing reverse sensitivity policies. It responds to GRUZ-O5, O7 and O10.

## Rules

### Amendment to GRUZ-R15 (Vegetation Clearance in the General Rural Zone)

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.

#### Effectiveness and Efficiency

52. The proposed amendment to GRUZ-R15 is considered effective and efficient as it enables rural landowners to undertake essential vegetation clearance activities, while ensuring that sensitive ecological features such as water bodies and tall indigenous vegetation remains protected. The rule maintains a distinction between indigenous and non-indigenous vegetation and applies spatial and height-based thresholds to manage environmental effects.
53. The amendment improves the effectiveness of the plan by clarifying which activities are permitted under what conditions. By specifying a 5-metre buffer from water bodies and a height threshold of 5 metres, the provision provides measurable criteria, thereby reducing the potential for interpretation issues.
54. By including a specific reference to vegetation removal in accordance with the Biosecurity Act 1993, the amendment recognises that some clearance may be required as part of nationally mandated pest response strategies. This ensures that the rule does not inadvertently create barriers to this.

#### Costs and Benefit Assessment

55. The benefits include improved clarity and greater certainty for landowners undertaking routine vegetation clearance. The rule sets clear, enforceable parameters that avoid the need for unnecessary resource consent applications where environmental risk is low. It also ensures plan alignment with biosecurity obligations, avoiding potential conflict with national pest response operations.
56. There are environmental benefits in retaining the ecological safeguards, setbacks from water bodies and height limits that help maintain habitat values. At the same time, the rule permits landowners to respond quickly to unwanted organisms.
57. The costs associated with the amendment are minimal. The benefits of the proposed rule outweigh any minor implementation costs.

#### Risk of Acting or Not Acting

58. The risk of acting is low. The changes improve the usability of the rule and recognise the need to act quickly in response to biosecurity threats. The provision includes clear limitations to prevent adverse ecological outcomes and aligns with the overall objectives of the rural zone.
59. In contrast, not acting may perpetuate uncertainty in rule interpretation and may unintentionally discourage landowners from complying with pest control or restoration initiatives, especially if they are unsure whether consent is required.

#### Decision about the most appropriate option

60. The proposed amendment to GRUZ-R15 is the most appropriate way to achieve the purpose of the RMA **and the plan's objectives**.

GRUZ-RX.	Minimum <u>setback</u> from commercial forestry
<p>1. <u>The minimum setback for a new building housing a residential activity must be 40 m from existing commercial 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><u>Matters over which discretion is restricted:</u></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 commercial forestry.</u></p>

### Effectiveness and Efficiency

61. The proposed amendment is effective in managing potential conflicts between residential and forestry land uses. It recognises that residential activities located close to plantation forestry may experience shading, noise, or safety effects, and introduces a 40-metre setback to reduce such risks. The exemption for common ownership boundaries avoids unnecessary regulation where conflict is unlikely.
62. The rule efficiently incorporates discretion to allow flexibility where site-specific circumstances (e.g. topography or shelter) reduce the need for full compliance. It also avoids duplication with the NES for Commercial Forestry, ensuring regulatory clarity.

### Costs and Benefit Assessment

63. The rule provides certainty to forestry operators that new dwellings will not locate too close to active forestry operations, thereby reducing the risk of reverse sensitivity complaints. It benefits landowners by clearly identifying when a setback is required and when it can be relaxed. The cost to landowners is a potential limitation on building placement, however, this is offset by the ability to seek consent with targeted discretion. Administrative costs to council are low due to the limited scope of discretion. Overall, the benefits of improved rural compatibility and reduced land use conflict outweigh the minor costs associated with the rule.

### Risk of Acting or Not Acting

64. The risk of acting is low. The rule provides clear and targeted protection for existing plantation forestry without imposing unnecessary barriers to residential development. Not acting could result in increased land use conflict, uncertainty, and reduced operational security for forestry activities.

### Decision about the most appropriate option

65. The proposed amendment is the most appropriate way to achieve the purpose of the RMA and achieve the objectives of the plan. It supports the sustainable co-location of forestry and residential activities in the rural environment by managing reverse sensitivity in a proportionate manner.

<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><u>1. The maximum occupancy must not exceed twelve persons per site at any one time; and</u></li> <li><u>2. The seasonal worker accommodation is associated with a horticultural activity; and</u></li> <li><u>3. The accommodation comprises of a combination of communal kitchen and eating areas and sleeping and ablution facilities; and</u></li> <li><u>4. 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><u>(a) The effect on surrounding properties, character and amenity; and</u></li> <li><u>(b) 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>(c) Potential reverse sensitivity effects on any adjoining activities; and</u></li> <li><u>(d) 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>

**'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.

#### Effectiveness and Efficiency

66. The proposed rule and definition are effective in enabling a known and necessary support activity for horticultural operations, while clearly limiting the scale, form, and purpose of that activity. By linking accommodation to horticultural use and requiring compliance with an established Code of Practice, the rule ensures alignment with both operational and housing/welfare expectations. The occupancy cap and facility requirements help to ensure that the activity remains small-scale and fit-for-purpose, reducing the risk of unintended intensification. The inclusion of a targeted definition reinforces this intent, improving plan interpretation and enforcement. The restricted discretionary status for non-compliance ensures flexibility without weakening the standards that protect rural amenity.

#### Costs and Benefit Assessment

67. The benefits of the amendment include operational support for horticultural enterprises, increased worker welfare and clear guidance for landowners and compliance staff. The rule supports the productive use of rural land while managing effects such as traffic, noise, and amenity disruption. The requirement for Code of Practice compliance ensures a nationally consistent standard for worker accommodation, minimising health and safety risks and enabling monitoring.

68. The costs of the rule are low, being limited to minor administrative steps for compliance. Where standards cannot be met, the restricted discretionary pathway offers a more streamlined assessment route. The benefits of supporting seasonal labour while maintaining rural character and amenity outweigh the minor costs.

#### Risk of Acting or Not Acting

69. The risk of acting is low. The rule provides a structured and enforceable way to accommodate seasonal workers within defined limits, aligned with recognised best practice. Not acting may lead to poorly located or substandard accommodation or increased amenity complaints. It may also discourage investment in horticulture due to uncertainty about the provision of workforce accommodation.

#### Decision about the most appropriate option

70. The proposed rule and definition are the most appropriate way to achieve the purpose of the RMA **and the plan's objectives**. They enable rural productivity while safeguarding health, amenity, and character. The provisions are proportionate and discretion is targeted through the restricted discretionary framework.

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><u>Note: See the transport chapter for additional line of site requirements applying to the land transport network.</u></p>	<p><u>Matters over which discretion is restricted:</u></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>

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>	Activity status where compliance is not achieved: DIS

'crop protection structures' means an open structure on which plants are grown.

### Effectiveness and Efficiency

71. The proposed definition and associated rules effectively provide for artificial crop protection structures as an accepted rural activity while managing their potential effects. The definition is clear and accurately describes common structures used in commercial horticulture. Recognising these structures in both a rule and definition ensures consistency across the plan.
72. Rule GRUZ-RX ensures crop protection structures are appropriately located and designed to avoid visual dominance. The use of dark-coloured materials and the 6-metre height limit are fitting in the rural environment. The exemption from GRUZ-R46 ensures that these lightweight, open-sided structures are not inappropriately captured as buildings for coverage limits, avoiding unintended regulatory constraints on their use. The restricted discretionary activity status allows targeted consideration of effects without over-regulating routine horticultural infrastructure.

### Costs and Benefit Assessment

73. The key benefit is clarity and support for productive horticultural activities, reducing unnecessary consenting requirements for essential rural infrastructure. Exempting artificial crop protection structures from site coverage rules recognises that they do not have the same footprint or bulk as traditional buildings and should not be constrained as such. There are minor compliance costs for landowners in adhering to setback and colour requirements. However, these are offset by the permitted activity status and the ability to tailor mitigation through a consent process where needed. The overall benefit of supporting horticulture while managing amenity impacts outweighs the minimal costs of implementing and enforcing the proposed controls.

### Risk of Acting or Not Acting

74. The risk of acting is low. The rule changes are clearly defined and aligned with known industry practice. Not acting risks ongoing uncertainty about how such structures are regulated, potentially discouraging investment in horticultural infrastructure and increasing pressure on Council to issue unnecessary consents.

## Decision about the most appropriate option

75. The proposed definition and related rules are the most appropriate way to achieve the purpose of the RMA **and the plan's objectives**. They support sustainable rural land use, reduce administrative burden, and protect amenity, infrastructure, and rural character through clear and proportionate regulation. Note these changes require a consequential amendment to GRUZ-R5.

GRUZ-R39.	<a href="#">Height</a> and <a href="#">height in relation to boundary</a>
<ol style="list-style-type: none"> <li>Structures must not exceed 10 m in height as measured from ground level; and</li> <li><a href="#">Frost fans must not exceed 15 m in height as measured from ground level, inclusive of blades; and</a></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>Matters over which discretion is restricted:</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>

## Effectiveness and Efficiency

76. The proposed rule is effective in managing the scale and location of frost fans to protect the visual amenity of neighbouring sites. It introduces consistent, measurable thresholds that are appropriate to the rural context, including specific standards for tall, narrow infrastructure like frost fans. The use of recession planes and height caps is efficient in controlling built form without requiring complex assessments. The restricted discretionary pathway allows for site-specific consideration where standards cannot be met.

## Costs and Benefit Assessment

77. The benefits of the rule include clear expectations for building height and boundary relationships, minimising conflict between rural neighbours and preserving open space and sunlight access. It also reduces the risk of large or poorly located structures undermining rural character. The cost to landowners is limited to situations where large structures or unusual site conditions trigger the need for consent. These are appropriately managed through targeted discretion, enabling mitigation measures such as planting or building design. The benefits of enhanced amenity and certainty outweigh the limited regulatory costs.

## Risk of Acting or Not Acting

78. The risk of acting is low. The rule applies long-established and defensible planning mechanisms (being height limits and recession planes), with flexibility through

the restricted discretionary pathway. Not acting may lead to adverse cumulative effects on rural amenity and increased disputes over visual dominance.

#### Decision about the most appropriate option

79. The proposed rule is the most appropriate way to achieve the purpose of the RMA. It provides clarity, protects rural character and amenity, and allows flexibility where effects can be appropriately managed through design or mitigation.

GRUZ-R42.	Minimum <u>setback</u> from the boundary of a rural production zone or the boundary of an established <u>site</u> of <u>intensive indoor primary production</u> or <u>intensive outdoor primary production (pig farming)</u> .
<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. <u>As measured from the boundary of an established site of intensive outdoor primary production (pig farming), the minimum setback for a building housing a residential activity must be 500 m.</u></li> <li>4. The provisions of this rule do not apply to any building housing a residential activity within the intensive indoor primary production/<u>intensive outdoor primary production (pig farming)</u> holding or in a rural production zone.</li> </ol>	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>(a) Potential reverse sensitivity effects on any rural production zone or intensive indoor primary production activities/<u>intensive outdoor primary production (pig farming)</u>; 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>

#### Effectiveness and Efficiency

80. The amendment is effective in managing reverse sensitivity effects by providing substantial buffers between sensitive residential uses and activities that generate odour, noise, or heavy vehicle movements. It ensures the continued viability of intensive farming by reducing the potential for future land use conflict. The rule is efficient in that it applies clear, measurable setbacks while also allowing flexibility through restricted discretion where site conditions make compliance impractical. It does not apply to residential activities within the same production holding, avoiding unnecessary regulation in low-risk scenarios.

#### Costs and Benefit Assessment

81. The benefits of the amendment include increased certainty and operational security for intensive primary production activities. The provision reduces the likelihood of complaints or pressure on producers to alter lawful activities due to

nearby residential encroachment. While the setback distances may constrain building location on some sites, these costs are offset by the ability to apply for consent under limited matters of discretion. There is no significant additional compliance costs introduced. The overall benefit of reducing land use conflict and supporting productive land use outweighs the limited cost to landowners in constrained locations.

#### Risk of Acting or Not Acting

82. The risk of acting is low. The rule is carefully targeted, includes measurable criteria and allows discretion for site-specific variation. Not acting may allow encroachment of residential dwellings into areas where intensive indoor primary production activities occur, increasing the risk of conflict, complaints, and regulatory pressure on existing operators.

#### Decision about the most appropriate option

83. The proposed rule is the most appropriate way to achieve the purpose of the RMA and achieve the objectives of the plan. It supports the ongoing operation of intensive primary production activities by minimising reverse sensitivity effects, while providing flexibility where mitigation or alternative site design is possible.

<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>

#### Effectiveness and Efficiency

84. The proposed rule was inadvertently omitted from the general rural zone provisions. It is effective in enabling small-scale visitor accommodation in rural and rural lifestyle zones while protecting the amenity of neighbouring properties. Limiting occupancy to eight guests ensures that such activities remain consistent with the character of low-density rural environments.
85. The use of a restricted discretionary activity status above this threshold allows councils to assess potential effects on a case-by-case basis, ensuring flexibility without compromising environmental or social outcomes. The matters of discretion are well-targeted and ensure that key potential impacts—traffic, noise, amenity, and compatibility—can be addressed during consent assessment.



## Costs and Benefit Assessment

86. The amendment provides benefits by supporting rural economic diversification through visitor accommodation and protecting rural character. It allows for certainty by setting a clear occupancy threshold. The costs to landowners are low, as accommodation for up to eight guests can proceed without consent. Where larger operations are proposed, the restricted discretionary pathway ensures that potential adverse effects can be addressed. Overall, the rule sets clear expectations and balances economic opportunity and targeted regulation.

## Risk of Acting or Not Acting

87. The risk of acting is low. The rule introduces a measurable threshold that enables enforcement. Allowing visitor accommodation activities helps manage the growing rural tourism trend and supports the rural economy. If no such threshold is adopted, there is greater risk of unmanaged effects on neighbours.

## Decision about the most appropriate option

88. The proposed rule is the most appropriate way to achieve the purpose of the RMA and the objectives of the plan. It supports rural economic development while managing effects on amenity through a clearly defined and scalable regulatory pathway.

## Amendments to Agricultural Aviation Definitions

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).

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

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.

#### Effectiveness and efficiency

89. The proposed amendments are effective as they better align with the current and anticipated use of aviation in the rural environment. They provide clear guidance to plan users about the scope of permitted activities, avoid ambiguity around modern technologies like UAVs and ensure internal consistency across definitions. By updating terminology and definitions, the amendments will help to improve the usability of the plan and assist rural landowners and contractors to understand the scope of their permitted operations.
90. The amendments remove duplicative terminology, reducing confusion for plan users. **Using the broader category of "agricultural aviation activities," plan enables a wider range of operational scenarios without requiring additional rulemaking.**

#### Costs and Benefit Assessment

91. The anticipated benefits of the amendments include improved alignment across definitions and greater clarity for landowners and contractors. There are also environmental and public interest benefits from enabling efficient emergency, biosecurity and biodiversity-related aerial work without unnecessary regulatory delays. The costs associated with the amendments are minimal. Overall, the benefits of the amendments outweigh the implementation costs.

#### Risk of Acting or Not Acting

92. The risk of adopting the amendments is low. They provide clarity on commonly undertaken rural activities. In contrast, failing to adopt the amendments could lead to ambiguity and unintended consequences.

#### Decision about the most appropriate option

93. The recommended amendments are the most appropriate way to achieve the purpose of the RMA and the objectives of the general rural zone.

HW-RX.

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>Activity status: PER</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>	<u>Activity status where compliance is not achieved: NC</u>
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### Effectiveness and Efficiency

94. The proposed rule is effective in providing for an urgent biosecurity response while protecting environmental values. By enabling burial of infected material only in appropriate zones and away from sensitive features, the rule ensures biosecurity risks can be managed without creating unacceptable ecological impacts.
95. The permitted activity status allows for rapid action during a declared biosecurity emergency, while clear spatial exclusions protect vulnerable receiving environments such as water bodies, caves and residential areas. Non-compliance is treated as non-complying, reflecting the need for a high threshold in cases where sensitive features may be affected.

### Costs and Benefit Assessment

96. The benefit of the rule is the ability to act decisively and legally to contain or manage unwanted organisms under powers provided by the Biosecurity Act 1993. The spatial limits protect groundwater, karst systems, and community amenity from adverse effects of burial. Costs are limited to the need to assess appropriate burial sites, but this is standard within a biosecurity response framework and aligns with national guidance. The non-complying fallback ensures that inappropriate or high-risk burial sites are subject to a full effects assessment. The benefits of timely biosecurity response significantly outweigh the minor site selection constraints.

### Risk of Acting or Not Acting

97. The risk of acting is low. The rule integrates emergency biosecurity functions into the plan. The spatial setbacks manage environmental risk while allowing appropriate operational flexibility. Not acting may result in regulatory ambiguity during a declared biosecurity event, delaying response times and increasing the risk of spread. It may also result in burial practices in sensitive areas if not explicitly excluded by rule.

### Decision about the most appropriate option

98. The proposed rule is the most appropriate way to achieve the purpose of the RMA and the objectives of the plan. It supports rapid containment of unwanted organisms while avoiding adverse effects on sensitive environments.

intensive outdoor primary production (pig farming) means a primary production activity involving the keeping or rearing of pigs that principally occurs outdoors which, by the nature of the activity, precludes the maintenance of pasture or ground cover. Excludes outdoor (extensive) pig farming.

<u>GRUZ-RX.</u>	<u>Intensive indoor primary production and Intensive Outdoor Primary Production (Pig Farming)</u>
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Activity status: RDLS

Where:

3. All of the performance standards in GRUZ – Table 2 are complied with: and
4. As measured from the perimeter of any treatment systems, structures or paddocks housing animals (and hardstand areas associated with those), intensive indoor primary production must be located at least:
  - (iii) 500 m from any existing building housing a residential activity or a sensitive activity on a separate holding: and
  - (iv) 1 km from any boundary of the rural lifestyle, settlement, residential, open space, future urban, tourism or Māori purpose zones or the amenity precinct.

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Matters over which discretion is restricted:

- (k) The extent to which the site will operate in accordance with an approved Farm Environment Plan or relevant industry codes of practice: and
- (l) Visual effects including bulk, scale and location of the structures and landscape planting: and
- (m) Potential reverse sensitivity effects on any adjoining rural activities: and
- (n) The effect on surrounding properties, rural character and amenity: and
- (o) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment: and
- (p) The layout, design and location of the activity, including consideration of wind and climate patterns and the topographical and geographical features affecting odour, dust, visual impact and noise: and
- (q) The effects of increased traffic and the timing of traffic generation: and
- (r) The likely effects on persons living and working in the locality from noise, odour, traffic, and nuisances such as vermin and flies: and
- (s) Any means proposed to avoid or mitigate the likely nuisance: and
- (t) Whether the site is suitable for and can physically accommodate proposed waste treatment and disposal methods given the number of animals accommodated and the volume of wastes generated.

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Activity status where compliance is not achieved: DLS

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## Effectiveness and Efficiency

99. The rule and definition are effective in managing the significant effects associated with intensive primary production by setting clear separation distances from sensitive activities and zones. It protects rural amenity, reduces the risk of odour, noise and nuisance and addresses cumulative effects. It is efficient as it enables the activity through a restricted discretionary pathway where key environmental standards are met, while retaining discretion to assess site-specific effects such as layout, visual impact, traffic, and waste management. This provides for both

regulatory certainty and responsiveness to the receiving environment. Note: The Panel has directed consequential amendments to GRUZ-O7, P3.3, P8, P16, GRUZ-NEW and R42 to encompass intensive outdoor primary production (pig farming).

#### Costs and Benefit Assessment

100. The rule reduces the potential for adverse effects on nearby sensitive activities and seeks to protect rural character. It provides certainty to both applicants and neighbours through defined buffer distances and matters of discretion. While the rule may limit the location of activities on some sites or impose additional compliance requirements, these costs are proportionate to the scale and potential effects of the activity. The default discretionary pathway where standards are not met ensures effects are properly assessed and mitigated. The benefits of the rule outweigh the costs by ensuring that intensive indoor primary production activities can operate appropriately in the general rural zone without compromising amenity and environmental values.

#### Risk of Acting or Not Acting

101. The risk of acting is low. The rule is based on established knowledge of the effects of intensive farming and includes clear performance standards and matters of discretion. The risk of not acting is high, as it may result in poorly located or managed operations, leading to reverse sensitivity, complaints, environmental harm, and cumulative degradation of rural amenity.

#### Decision about the most appropriate option

102. The proposed rule is the most appropriate way to achieve the purpose of the RMA **and the plan's objectives**. It balances enabling productive rural land use with protecting rural amenity and environmental health through a managed, effects-based framework. The restricted discretionary status, combined with an accompanying definition, clearly specified assessment matters and a discretionary default status, ensures both flexibility and robust environmental protection.