



Timaru District Council
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Timaru 7910
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Further submission in support of, or in opposition to, submission on the Proposed Timaru District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Further submissions close on Friday 4 August 2023 at 5pm

To: Timaru District Council

This is a further submission in support of, or in opposition to, a submission on the **Proposed Timaru District Plan**.

Full name of person making further submission:

New Zealand Pork Industry Board ("NZPork")

Organisation name and contact (if representing a group or organisation):

New Zealand Pork Industry Board ("NZPork")

Only certain persons can make a further submission. Please select the option that applies.

I am:

- a person representing a relevant aspect of the public interest;
- a person who has an interest in the proposal that is greater than the interest the general public has;
- the local authority for the relevant area.

Please explain why you come within the category selected above:

NZ Pork is a statutory Board funded by producer levies. The Board's statutory function is to act in the interests of pig farmers to help attain the best possible net on-going returns while farming sustainably into the future.

Hearing options

I wish to be heard in support of my further submission? Yes No

If others make a similar further submission, I will consider presenting a joint case with them at a hearing.

Yes No

Signature: _____ Date: 10/08/2023

(of person making submission or person authorised to make decision on behalf)

PLEASE NOTE - A signature is not required if you submit this form electronically. By entering your name in the box above you are giving your authority for this application to proceed.

Electronic address for service of person making further submission:

Telephone: 03 357 1407

Postal address (or alternative method of service under section 352 of the Act):

PO Box 20176 Bishopdale, Christchurch 8543

Contact person: *[name and designation, if applicable]:* LYNDA MURCHISON (Dr/she), Senior Environmental Advisor
NZPork

You have served a copy of the further submission on the original submitter (this is required under the Resource Management Act 1991 Schedule 1, s8A(2) to be completed within 5 working days after it is served on the Timaru District Council)

Yes No

Further submissions close on Friday 4 August 2023 at 5pm.

Name of person making further submission: **NZPork**

This further submission is in relation to the original submission of: Enter the name of the original submitter as per the SoDR. E.g. Timaru District Council	This further submission is in relation to the original submission Number: Sub No.	The particular parts of the original submission I/we support /oppose are:			My/our position on the original submission is: Support or oppose	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details (which can include tracked changes) of the decision you want the Council to make in relation to the original submission point
		Section/ Appendix Sub-section Provision	Submission Point Summary	Relief/ Decision Sought Summary				
Federated Farmers	182.7	Definitions Definitions Ancillary Rural Earthworks	Seeks the inclusion of new definition for 'Ancillary Rural Earthworks' into the district plan to encompass commonplace activities that should not have to apply for resource consent. [Refer to original submission for full reason]	Delete the notified definition of Ancillary Rural Earthworks and replace with a new definition as follows: <i>Ancillary Rural Earthworks</i> <ul style="list-style-type: none"> • <u>any earthworks or disturbance of soil associated with cultivation, land preparation (including the establishment of sediment and erosion control measures), for planting and growing operations of crops and pasture;</u> • <u>the harvesting of agricultural and horticultural crops (farming) and forests (forestry); and planting trees, removing trees and horticultural root ripping;</u> • <u>the maintenance and construction of facilities typically associated with farming and forestry activities. This includes (but is not limited to): farm/forestry tracks, roads, vehicle manoeuvring areas and landings, stock marshalling yards, stock races, silage pits, offal pits, farm effluent ponds, feeding pads, digging post holes, fencing and sediment control measures, drilling bores, the installation and maintenance of services such as water pipes and troughs, off-stream farm water storage dams, hard stand areas for stock, fertilizer storage pads, airstrips and helipads; and</u> 	Support in part	Support clarity in definitions, however the definition and rule structure for Ancillary Rural Earthworks should provide for biosecurity responses to unwanted organisms.	Allow in part	Retain the definition of Ancillary Rural Earthworks as it relates to enabling a response to biosecurity incursions of unwanted organisms.

				<ul style="list-style-type: none"> <u>farm quarries where quarry winnings are only used within the farm quarry.</u> <p>AND Any consequential amendments required as a result of the relief sought.</p>				
Horticulture New Zealand	245.5	Definitions Definitions Ancillary Rural Earthworks	Supports the plans approach to ancillary rural earthworks and the specific provision for earthworks that might be associated with a biosecurity response for unwanted organisms. The definition refers to farming activities which are not defined.	<p>Amend the definition of Ancillary rural earthworks as follows:</p> <p><i>means any earthworks associated with the maintenance and construction of facilities typically associated with farming <u>primary production</u> activities, including, but not limited to, farm tracks/roads (up to 6m wide), landings, stock races, silage pits, farm drains, farm effluent ponds, feeding pads, fencing and erosion and sediment control measures, and 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).</i></p>	Support	The change clarifies that the activities of interest are primary production activities (as defined in the National Planning Standards)	Allow in full	Amend the definition of Ancillary rural earthworks as follows: <i>means any earthworks associated with the maintenance and construction of facilities typically associated with farming <u>primary production</u> activities, including, but not limited to, farm tracks/roads (up to 6m wide), landings, stock races, silage pits, farm drains, farm effluent ponds, feeding pads, fencing and erosion and sediment control measures, and 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).</i>
KiwiRail Holdings Limited	187.14	Definitions Definitions Sensitive activity	Supports the listed activities within this definition, however, also considers that the list should be expanded to capture all sensitive activities.	<p>Amend the definition of Sensitive Activity as follows: <i>means:</i></p> <ol style="list-style-type: none"> 1. Residential activities; 2. Education facilities and preschools; 3. Guest & visitor accommodation; 4. <u>Retirement Home;</u> 5. <u>4. Health care facilities which include accommodation for overnight care;</u> 6. <u>Hospitals;</u> 7. <u>Community facility;</u> 8. <u>Marae (building only) and papakāinga; or</u> 9. <u>Place of assembly worship.</u> <p>[...]</p>	Support	Support the identification of additional activities that might be sensitive to the effects of primary production in the rural environment.	Allow in full	Amend the definition of Sensitive Activity as follows: <i>means:</i> <ol style="list-style-type: none"> 1. Residential activities; 2. Education facilities and preschools; 3. Guest & visitor accommodation; 4. <u>Retirement Home;</u> 5. <u>4. Health care facilities which include accommodation for overnight care;</u> 6. <u>Hospitals;</u> 7. <u>Community facility;</u> 8. <u>Marae (building only) and papakāinga; or</u> 9. <u>Place of assembly worship.</u> <p>[...]</p>
Horticulture New Zealand	245.25	Definitions Definitions Sensitive activity	Submits that the definition of sensitive activities does not include the full range of activities.	<p><i>means:</i></p> <ol style="list-style-type: none"> 1. <u>Residential units</u> 2. <u>Residential activities;</u> 3. <u>Education facilities and preschools;</u> 4. <u>Guest & visitor accommodation;</u> 5. <u>Residential visitor accommodation</u> 6. <u>Health care facilities which include accommodation for overnight care;</u> 7. <u>Hospitals;</u> 	Support	Support the identification of additional activities that might be sensitive to the effects of primary production in the rural environment.	Allow in full	Amend the definition of Sensitive Activity as follows: <i>means:</i> <ol style="list-style-type: none"> 1. <u>Residential units</u> 2. <u>Residential activities;</u> 3. <u>Education facilities and preschools;</u> 4. <u>Guest & visitor accommodation;</u> 5. <u>Residential visitor accommodation</u> 6. <u>Health care facilities which include accommodation for overnight care;</u>

				<p><u>8. Supported residential care activity</u> <u>9. Recreation activities</u> <u>6. 10. Marae (building only); or</u> <u>7. 11. Place of assembly.</u> except that: a. subclause f. above is not applicable in relation to electronic transmission. b. subclause g. above is not applicable in relation to noise or electronic transmission.</p>				<p>5. <u>7. Hospitals;</u> <u>8. Supported residential care activity</u> <u>9. Recreation activities</u> <u>6. 10. Marae (building only); or</u> <u>7. 11. Place of assembly.</u> except that: a. subclause f. above is not applicable in relation to electronic transmission. b. subclause g. above is not applicable in relation to noise or electronic transmission.</p>
Fonterra Limited	165.25	SD – Strategic Direction Objectives SD-O1 Residential Areas and Activities	Submitter generally supports SD-O1 but consider that it is appropriate to recognise reverse sensitivity effects when providing for further rural lifestyle development.	Amend SD-O1 Residential Areas and Activities as follows: [...] ii. <i>limited rural lifestyle development opportunities are provided where they concentrate and are attached to existing urban areas, achieve a coordinated pattern of development, <u>avoid reverse sensitivity effects on existing and permitted rural activities</u> and are capable of efficiently connecting to reticulated sewer and water infrastructure; and</i> [...]	Support	Support policy change to recognise reverse sensitivity effects when providing for further rural lifestyle development.	Allow in full	Amend SD-O1 Residential Areas and Activities as follows: [...] ii. <i>limited rural lifestyle development opportunities are provided where they concentrate and are attached to existing urban areas, achieve a coordinated pattern of development, <u>avoid reverse sensitivity effects on existing and permitted rural activities</u> and are capable of efficiently connecting to reticulated sewer and water infrastructure; and</i> [...]
Silver Fern Farms	172.12	SD – Strategic Direction Objectives SD-O1 Residential Areas and Activities	Considers that the fundamental land use planning issue of separation between incompatible uses should be expressed in this objective.	Amend SD-O1 as follows: SD-O1 Residential Areas and Activities [...] iv. <i>The location of new residential areas and activities avoids creating <u>conflict with incompatible zones and activities.</u></i>	Support	Support policy change to recognise the fundamental land use planning issue of separation between incompatible uses should be expressed in this objective.	Allow in full	Amend SD-O1 as follows: SD-O1 Residential Areas and Activities [...] iv. <i>The location of new residential areas and activities avoids <u>creating conflict with incompatible zones and activities.</u></i>
Alliance Group Limited	173.11	SD – Strategic Direction Objectives SD-O1 Residential Areas and Activities	Considers that the fundamental land use planning issue of separation between incompatible uses should be expressed in this objective.	Amend SD-O1 as follows: SD-O1 Residential Areas and Activities [...] iv. <i>The location of new residential areas and activities avoids creating <u>conflict with incompatible zones and activities.</u></i>	Support	Support policy change to recognise the fundamental land use planning issue of separation between incompatible uses should be expressed in this objective.	Allow in full	Amend SD-O1 as follows: SD-O1 Residential Areas and Activities [...] iv. <i>The location of new residential areas and activities avoids <u>creating conflict with incompatible zones and activities.</u></i>
Horticulture New Zealand	245.38	SD – Strategic Direction Objectives SD-O3 Climate Change	Supports an objective that seeks to enable adaption to climate change while noting this should reference to community and activities.	Amend SD-O3 Climate Change as follows: <i>The effects of climate change are recognised and an integrated management approach is adopted, including through:</i> i. <i>taking climate change into account in natural hazards management;</i>	Support	Supports an objective that seeks to enable adaption to climate change while noting this should reference to community and activities.	Allow in full	Amend SD-O3 Climate Change as follows: <i>The effects of climate change are recognised and an integrated management approach is adopted, including through:</i> i. <i>taking climate change into account in natural hazards management;</i>

				<p><i>ii. enabling the community and <u>activities</u> to adapt to climate change;</i></p> <p><i>iii. encouraging efficiency in urban form and settlement patterns.</i></p>				<p><i>ii. enabling the community and <u>activities</u> to adapt to climate change;</i></p> <p><i>iii. encouraging efficiency in urban form and settlement patterns.</i></p>
Helicopters South Canterbury 2015 Ltd	53.12	SD – Strategic Direction Objectives SD-O9 Rural Areas	Supports the enabling of primary production, protection of versatile soils and the management of reverse sensitivities. However, it is unclear what the undefined term ‘intensive activities’ is but the focus should be that sensitive activities don’t affect primary production. [Refer original submission for full reason].	<p>Amend SD-O9 Rural Areas as follows:</p> <p><i>A range of primarily primary productive activities are enabled in the rural environment to enable the ongoing use of land for primary production for present and future generations, while:</i></p> <p><i>i. protecting versatile soils for productive uses;</i></p> <p><i>ii. managing the adverse effects of intensive activities on sensitive activities;</i></p> <p><i>iii. managing the adverse effects of new sensitive activities on primary production;</i></p> <p><i><u>sensitive activities do not adversely affect primary production, including reverse sensitivity effects;</u></i></p> <p><i>[...]</i></p>	Support in part / Oppose in part	<p>Prefer the objective as written and reciprocal approach to intensive activities and sensitive activities.</p> <p>Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects.</p>	Allow in part / Disallow in part	Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects.
Balance Agri-Nutrients Limited	86.4	SD – Strategic Direction Objectives SD-O9 Rural Areas	Supports enabling primary production activities in the rural environment. The clause refers to "primarily productive activities" which is not the same as primary production activities and therefore seek revision of this. In clause ii, 'intensive activities' are referred to but not defined which introduces confusion as to the intent of this clause. To avoid confusion this clause either needs to be removed or revised to provide clarification. Clause iii, needs to include reverse sensitivity as a potential effect.	<p>Amend SD-O9 Rural Areas as follows:</p> <p><i>A range of primarily productive activities are enabled in the rural environment to enable the ongoing use of land for primary production for present and future generations, while:</i></p> <p><i>i. protecting versatile soils for productive uses;</i></p> <p><i>ii. managing the adverse effects of intensive activities on sensitive activities;</i></p> <p><i>iii. ii. managing the adverse effects,</i></p> <p><i><u>including reverse sensitivity effects,</u></i></p> <p><i>of new sensitive activities on primary production;</i></p> <p><i>[...]</i></p>	Support in part / Oppose in part	<p>Prefer the objective as written and reciprocal approach to intensive activities and sensitive activities.</p> <p>Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects.</p>	Allow in part / Disallow in part	Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects.
New Zealand Agricultural Aviation Association	132.12	SD – Strategic Direction Objectives SD-O9 Rural Areas	Supports strategies that enable primary production, protect versatile soils, and manage reverse sensitivities. However, clause ii) refers to ‘intensive activities’ which isn’t defined so it is unclear what it refers to. The focus should be on ensuring that sensitive activities don’t affect primary production. Clause iii) seeks to manage ‘new sensitive activities’. The plan should ensure that sensitive activities do not	<p>Amend SD-O9 as follows:</p> <p>SD-O9 Rural Areas</p> <p><i>A range of primarily primary productive activities are enabled in the rural environment to enable the ongoing use of land for primary production for present and future generations, while:</i></p> <p><i>i) protecting versatile soils for productive uses;</i></p>	Support in part / Oppose in part	<p>Prefer the objective as written and reciprocal approach to intensive activities and sensitive activities.</p> <p>Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects.</p>	Allow in part / Disallow in part	Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects.

			adversely affect primary production, including reverse sensitivity effects.	<i>ii) managing the adverse effects of intensive activities on sensitive activities;</i> <i>iii) managing the adverse effects of new sensitive activities ensuring that sensitive activities do not adversely affect on primary production, including reverse sensitivity effects;</i> [...]				
Fonterra Limited	165.80	VS – Versatile Soil General General	Considers that the PDP needs to give effect to the National Policy Statement for Highly Productive Land 2022.	Amend the PDP to give effect to the NPSHPL.	Support	Provide clarity in the manner in which the NPS-HPL is applied to intensive primary production.	Allow in full	Provide clarity in the manner in which the NPS-HPL is applied to intensive primary production.
Federated Farmers	182.142	VS – Versatile Soil General General	Supports the chapter as drafted for the proposed district plan. It is important that council has recognised versatile soils in the primary industry and its needs.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.	Support	Provide clarity in the manner in which the NPS-HPL is applied to intensive primary production.	Allow in full	Provide clarity in the manner in which the NPS-HPL is applied to intensive primary production.
Canterbury Regional Council (Environment Canterbury)	183.96	VS – Versatile Soil General General	Considers the entire Chapter including all provisions should be amended to give effect to the NPSHPL. This changes the focus to highly productive land.	1. Amend the Versatile Soils Chapter to give effect to the NPSHPL. 2. Remove reference to Versatile Soils and replace with reference to Highly Productive Land.	Support	Provide clarity in the manner in which the NPS-HPL is applied to intensive primary production.	Allow in full	Provide clarity in the manner in which the NPS-HPL is applied to intensive primary production.
Horticulture New Zealand	245.62	VS – Versatile Soil General General	Considers that the plan should align with the definition of Highly Productive Land as defined by clause 3.5(7) of the NPS-HPL which came into effect on 17 October 2022.	Amend the VS-Versatile Soils Chapter in its entirety including the Introduction, objectives, policies and rules by replacing all references to Versatile Soils with Highly Productive Land .	Support	Provide clarity in the manner in which the NPS-HPL is applied to intensive primary production.	Allow in full	Provide clarity in the manner in which the NPS-HPL is applied to intensive primary production.
Horticulture New Zealand	245.63	VS – Versatile Soil General General	The submitter notes the NPS HPL came into effect 17 October 2022. The NPS HPL requires Highly Productive Land to be mapped and considered. While the submitter notes the role of the Regional Council in this process, the submitter also notes that the NPS HPL identifies HPL as that deemed to be LUC 1, 2,3 whereas the PDP only maps and has provisions relating to LUC classes 1-2. The submitter identifies the approach to extend the approach of the Operative Plan (to include LUC 3 land) would pose less risk the resource and be less at risk of being inconsistent with the NPS HPL.	Amend the approach of the VS-Versatile Soils Chapter to be more consistent with the NPS HPL, including mapping and providing management of LUC land be extended to include LUC 3. [the submitter has made other related submission points on this matter]	Support	Provide clarity in the manner in which the NPS-HPL is applied to intensive primary production.	Allow in full	Provide clarity in the manner in which the NPS-HPL is applied to intensive primary production.
Connexa Limited	176.78	SUB - Subdivision Objectives New	Considers that reverse sensitivity should be a consideration for all subdivisions. Considers an objective providing direction on this matter is warranted and supports SUB-5 as notified.	Amend SUB - Subdivision Chapter to add a new objective, as follows: <u>SUB-O[X] Reverse sensitivity. Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable or mitigated where avoidance is not practicable.</u>	Support	Reverse sensitivity should be a consideration for all subdivisions.	Allow in full	Amend SUB - Subdivision Chapter to add a new objective, as follows: <u>SUB-O[X] Reverse sensitivity. Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable or mitigated where avoidance is not practicable.</u>

Spark New Zealand Trading Limited	208.78	SUB - Subdivision Objectives New	Considers that reverse sensitivity should be a consideration for all subdivisions. Considers an objective providing direction on this matter is warranted and supports SUB-5 as notified.	Amend SUB - Subdivision Chapter to add a new objective, as follows: <u>SUB-O[X] Reverse sensitivity.</u> <u>Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable or mitigated where avoidance is not practicable.</u>	Support	Reverse sensitivity should be a consideration for all subdivisions.	Allow in full	Amend SUB - Subdivision Chapter to add a new objective, as follows: <u>SUB-O[X] Reverse sensitivity.</u> <u>Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable or mitigated where avoidance is not practicable.</u>
Chorus New Zealand Limited	209.78	SUB - Subdivision Objectives New	Considers that reverse sensitivity should be a consideration for all subdivisions. Considers an objective providing direction on this matter is warranted and supports SUB-5 as notified.	Amend SUB - Subdivision Chapter to add a new objective, as follows: <u>SUB-O[X] Reverse sensitivity.</u> <u>Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable or mitigated where avoidance is not practicable.</u>	Support	Reverse sensitivity should be a consideration for all subdivisions.	Allow in full	Amend SUB - Subdivision Chapter to add a new objective, as follows: <u>SUB-O[X] Reverse sensitivity.</u> <u>Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable or mitigated where avoidance is not practicable.</u>
Vodafone New Zealand Limited	210.78	SUB - Subdivision Objectives New	Considers that reverse sensitivity should be a consideration for all subdivisions. Considers an objective providing direction on this matter is warranted and supports SUB-5 as notified.	Amend SUB - Subdivision Chapter to add a new objective, as follows: <u>SUB-O[X] Reverse sensitivity.</u> <u>Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable or mitigated where avoidance is not practicable.</u>	Support	Reverse sensitivity should be a consideration for all subdivisions.	Allow in full	Amend SUB - Subdivision Chapter to add a new objective, as follows: <u>SUB-O[X] Reverse sensitivity.</u> <u>Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable or mitigated where avoidance is not practicable.</u>
Fonterra Limited	165.82	SUB - Subdivision Objectives SUB-O1 General subdivision design	Considers that the objective should be more explicit in relation to reverse sensitivity effects.	Amend SUB-O1 General subdivision design as follows: New subdivisions will: [...] 10. not intentionally prevent, hinder or limit the <u>use or</u> development of adjoining or adjacent land, <u>including by way of reverse sensitivity effects.</u>	Support	Reverse sensitivity should be a consideration for all subdivisions.	Allow in full	Amend SUB-O1 General subdivision design as follows: New subdivisions will: [...] 10. not intentionally prevent, hinder or limit the <u>use or</u> development of adjoining or adjacent land, <u>including by way of reverse sensitivity effects.</u>
Horticulture New Zealand	245.64	SUB - Subdivision Objectives SUB-O1 General subdivision design	Considers it is important to link to the subdivision outcomes sought for each respective zone and the strategic direction of the Plan. Also considers it important for subdivision at a zone interface to respond appropriately. [refer to original submission for full reason]	Amend SUB-O1 as follows: SUB-O1 General subdivision design New subdivisions will: 1. ... [...] 10. not intentionally prevent, hinder or limit the development of adjoining or adjacent land. ; <u>and</u> <u>11. respond to a zone interface to avoid conflict between incompatible activities and reverse sensitivity.</u> Subdivision in the rural zones will: 1. minimise the fragmentation of <u>highly</u> productive land in the General Rural Zone; and	Support	Reverse sensitivity should be a consideration for all subdivisions.	Allow in full	Amend SUB-O1 as follows: SUB-O1 General subdivision design New subdivisions will: 1. ... [...] 10. not intentionally prevent, hinder or limit the development of adjoining or adjacent land. ; <u>and</u> <u>11. respond to a zone interface to avoid conflict between incompatible activities and reverse sensitivity.</u> Subdivision in the rural zones will:

				[...]				1. minimise the fragmentation of <i>highly</i> productive land in the General Rural Zone; and [...]
Fonterra Limited	165.83	SUB - Subdivision Objectives SUB-O3 Rural subdivision	Considers that the objective should be more explicit in relation to reverse sensitivity effects.	Amend SUB-O3 Rural subdivision as follows: <i>Subdivision in the rural zones will:</i> [...] 4. minimise <u>avoid</u> reverse sensitivity effects on intensive primary production <u>and rural industry</u> .	Support	Reverse sensitivity should be a consideration for all subdivisions.	Allow	Amend SUB-O3 Rural subdivision as follows: <i>Subdivision in the rural zones will:</i> [...] 4. minimise <u>avoid</u> reverse sensitivity effects on intensive primary production <u>and rural industry</u> .
Road Metals Company Limited	169.30	SUB - Subdivision Objectives SUB-O3 Rural subdivision	Supports SUB-O3 as it rightly recognises that reverse sensitivity effects arise from subdivision in rural areas. However, it is unclear why the protection from reverse sensitivity is applied only to intensive primary production.	Amend SUB-O3 Rural subdivision as follows: <i>Subdivision in the rural zones will:</i> [...] 4. minimise reverse sensitivity effects on intensive primary production.	Oppose	Prefer the objective as written as it relates specifically to intensive primary production. Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects.	Disallow in part	Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects.
Fulton Hogan Limited	170.30	SUB - Subdivision Objectives SUB-O3 Rural subdivision	Supports SUB-O3 as it rightly recognises that reverse sensitivity effects arise from subdivision in rural areas. However, it is unclear why the protection from reverse sensitivity is applied only to intensive primary production. It should be applied to primary production activities.	Amend SUB-3 Rural subdivision as follows: <i>Subdivision in the rural zones will:</i> [...] 4. minimise reverse sensitivity effects on intensive primary production.	Oppose	Prefer the objective as written as it relates specifically to intensive primary production. Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects	Disallow in part	Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects.
Fonterra Limited	165.86	SUB - Subdivision Policies SUB-P15 Rural Lifestyle Zone	Considers that the objective should be more explicit in relation to reverse sensitivity effects.	Amend SUB-P15 Rural Lifestyle Zone Require as follows: <i>Require subdivision in the Rural Lifestyle Zone to:</i> [...] 5. avoid reverse sensitivity effects on existing or permitted primary production and rural industry activities.	Support	Reverse sensitivity should be a consideration for all subdivisions.	Allow in full	Amend SUB-P15 Rural Lifestyle Zone Require as follows: <i>Require subdivision in the Rural Lifestyle Zone to:</i> [...] 5. avoid reverse sensitivity effects on existing or permitted primary production and rural industry activities.
Fonterra Limited	165.84	SUB - Subdivision Policies SUB-P3 Disruptive Subdivision	Considers that the policy should be more explicit in relation to reverse sensitivity effects.	Amend SUB-P3 Disruptive Subdivision as follows: <i>Avoid subdivisions that are intended to prevent, hinder or limit the <u>use or</u> development of adjoining or adjacent land, unless it is done to comply with a Council approved Development Area Plan- including by way of reverse sensitivity effects.</i>	Support	Reverse sensitivity should be a consideration for all subdivisions.	Allow in full	Amend SUB-P3 Disruptive Subdivision as follows: <i>Avoid subdivisions that are intended to prevent, hinder or limit the <u>use or</u> development of adjoining or adjacent land, unless it is done to comply with a Council approved Development Area Plan- including by way of reverse sensitivity effects.</i>
Road Metals Company Limited	169.31	SUB - Subdivision Policies SUB-P5 Reverse sensitivity	Supports SUB-P5 As it rightly recognises that reverse sensitivity effects can arise from subdivision in rural areas. However, it is unclear why the protection from reverse sensitivity is applied only to intensive primary production. It should be applied to primary production activities.	Amend SUB- P5 Reverse sensitivity as follows: SUB-P5 Reverse sensitivity <i>Only allow subdivision that does not result in reverse sensitivity effects that would compromise the operation of regionally significant infrastructure/facilities and legally</i>	Support in part / Oppose in part	Prefer the policy as written as it relates specifically to intensive primary production. Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects.	Allow in part / Disallow in part	Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects. Amend SUB-P5 Reverse Sensitivity as follows:

				lawfully established intensive primary production.				Only allow subdivision that does not result in reverse sensitivity effects that would compromise the operation of regionally significant infrastructure/facilities and legally established <u>primary production including intensive primary production.</u>
Fulton Hogan Limited	170.31	SUB - Subdivision Policies SUB-P5 Reverse sensitivity	Supports SUB-P5 as it rightly recognises that reverse sensitivity effects can arise from subdivision in rural areas. However, it is unclear why the protection from reverse sensitivity is applied only to intensive primary production. It should be applied to primary production activities.	Amend SUB- P5 Reverse sensitivity as follows: <i>Only allow subdivision that does not result in reverse sensitivity effects that would compromise the operation of regionally significant infrastructure/facilities and legally lawfully established intensive primary production.</i>	Oppose	Prefer the policy as written as it relates specifically to intensive primary production. Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects.	Disallow in part	Support a broader objective to ensure sensitive activities do not adversely affect primary production, including reverse sensitivity effects. Amend SUB-P5 Reverse Sensitivity as follows: <i>Only allow subdivision that does not result in reverse sensitivity effects that would compromise the operation of regionally significant infrastructure/facilities and legally established <u>primary production including intensive primary production.</u></i>
Kāinga Ora	229.44	SUB - Subdivision Policies SUB-P5 Reverse Sensitivity	Concerns around how this policy could be applied, where the zone anticipates residential subdivision, however sites are adjacent to, or nearby regionally significant infrastructure. The Submitter is concerned that the policy as drafted could be applied bluntly and result in residential zoned land not being development as intended by the Plan.	Amend SUB-P5 as follows: SUB-P5 Reverse Sensitivity Only allow Manage subdivision that does not result in to ensure that adverse reverse sensitivity effects that would compromise the operation of on regionally significant infrastructure/facilities and legally established intensive primary production are minimised.	Oppose	Prefer the policy as written as it relates specifically to intensive primary production.	Disallow	
Horticulture New Zealand	245.68	SUB - Subdivision Policies SUB-P5 Reverse Sensitivity	Supports the approach to avoidance as the priority for managing reverse sensitivity effects. Considers this outcome should relate to all primary production.	Amend SUB-P5 Reverse Sensitivity as follows: <i>Only allow subdivision that does not result in reverse sensitivity effects that would compromise the operation of regionally significant infrastructure/facilities and legally established <u>primary production including intensive primary production.</u></i>	Support	The change does not change the policy approach to intensive primary production	Allow in full	Amend SUB-P5 Reverse Sensitivity as follows: <i>Only allow subdivision that does not result in reverse sensitivity effects that would compromise the operation of regionally significant infrastructure/facilities and legally established <u>primary production including intensive primary production.</u></i>
Silver Fern Farms	172.75	SUB - Subdivision Policies SUB-P9 Residential subdivision	A minor amendment is appropriate to align sub-clause SUB- P9(7) with the direction of SUB-P5.	Amend SUB-P9 as follows: SUB-P9 Residential subdivision <i>Require residential subdivision to accord with the purpose, character and qualities of the zone, and maintain and enhance amenity values, by ensuring: [...] 7. conflict between residential activities and adjoining land uses are is avoided or minimised including by integrating buffers</i>	Support	Support policy to avoid or minimised including by integrating buffers between new lots and adjoining zones.	Allow in full	Amend SUB-P9 as follows: SUB-P9 Residential subdivision <i>Require residential subdivision to accord with the purpose, character and qualities of the zone, and maintain and enhance amenity values, by ensuring: [...] 7. conflict between residential activities and adjoining land uses are is avoided or minimised including by integrating buffers</i>

				<u>between new lots and adjoining zones.</u>				<u>between new lots and adjoining zones.</u>
Alliance Group Limited	173.75	SUB - Subdivision Policies SUB-P9 Residential subdivision	A minor amendment is appropriate to align sub-clause SUB- P9(7) with the direction of SUB-P5.	Amend SUB-P9 as follows: SUB-P9 Residential subdivision Require residential subdivision to accord with the purpose, character and qualities of the zone, and maintain and enhance amenity values, by ensuring: [...] conflict between residential activities and adjoining land uses are <u>is avoided or minimised including by integrating buffers between new lots and adjoining zones.</u>	Support	Support policy to avoid or minimised including by integrating buffers between new lots and adjoining zones.	Allow in full	Amend SUB-P9 as follows: SUB-P9 Residential subdivision Require residential subdivision to accord with the purpose, character and qualities of the zone, and maintain and enhance amenity values, by ensuring: [...] 7. <u>conflict between residential activities and adjoining land uses are is avoided or minimised including by integrating buffers between new lots and adjoining zones.</u>
Horticulture New Zealand	245.71	Subdivision Standards General	Considers that building platform requirements provide a mechanism for achieving setbacks, a method to assist in managing reverse sensitivity effects.	Amend Standards of the Subdivision Chapter to add a new standard to require a 30m setback for a building platform from internal boundary in the GRZ and RLZ zones.	Support	Building platform requirements provide a mechanism for achieving setbacks, a method to assist in managing reverse sensitivity effects.	Allow in full	Amend Standards of the Subdivision Chapter to add a new standard to require a 30m setback for a building platform from internal boundary in the GRZ and RLZ zones.
Horticulture New Zealand	245.82	FDA – Future Development Area Policies FDA-P4 Development Area Plans	Supports a policy that requires Development Area Plans to provide for a comprehensive, coordinated and efficient development that integration of the area with surrounding areas and the way any conflict between areas is to be managed.	Amend FDA-P4 as follows: FDA-P4 Development Area Plans Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters: 1. ... [...]; 7. <u>the integration of the area with surrounding areas and the way any conflict between areas and reverse sensitivity is to be managed; there is compatibility of any proposed land use with adjacent land uses including planned land uses and reverse sensitivity on existing or permitted primary production is avoided;</u> p. <u>the development avoids areas identified as having significant natural or cultural values, or that is subject to significant natural hazards;</u> q. <u>the plan change includes a comprehensive Development Area Plan prepared in accordance with FDA-P4;</u> r. <u>Avoids highly productive land;</u> and	Support	Reverse sensitivity should be a consideration for future development plans.	Allow in full	Amend FDA-P4 as follows: FDA-P4 Development Area Plans Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters: 1. ... [...]; 7. <u>the integration of the area with surrounding areas and the way any conflict between areas and reverse sensitivity is to be managed; there is compatibility of any proposed land use with adjacent land uses including planned land uses and reverse sensitivity on existing or permitted primary production is avoided;</u> p. <u>the development avoids areas identified as having significant natural or cultural values, or that is subject to significant natural hazards;</u> q. <u>the plan change includes a comprehensive Development Area Plan prepared in accordance with FDA-P4;</u> r. <u>Avoids highly productive land;</u> and

			
Federated Farmers	182.178	LIGHT - Light Policies LIGHT-P1 Appropriate artificial outdoor lighting	Amend LIGHT-P1 to give primary production the ability to function when required to use lighting to aid in primary production purpose. These could include harvesting, dairy sheds to maintain a health and safety for both animals and workers.	1. Amend LIGHT-P1 Appropriate artificial outdoor lighting as follows: <i>Provide for lighting appropriate to its environment that: [...]; and</i> 6. activities associated with primary production. AND 2. Any consequential amendments required as a result of the relief sought.	Support	Primary production should have the ability to function when required to use lighting to aid in primary production purpose.	Allow in full	1. Amend LIGHT-P1 Appropriate artificial outdoor lighting as follows: <i>Provide for lighting appropriate to its environment that: [...]; and</i> 6. activities associated with primary production. AND 2. Any consequential amendments required as a result of the relief sought.
Horticulture New Zealand	245.88	LIGHT - Light Policies LIGHT-P1 Appropriate	Considers the policy would be improved by noting the need for appropriate artificial outdoor lighting for primary production and security.	Amend LIGHT-P1 as follows: LIGHT-P1 Appropriate artificial outdoor lighting	Support	Primary production should have the ability to function when required to use lighting to aid in primary production purpose.	Allow in full	Amend LIGHT-P1 as follows: LIGHT-P1 Appropriate artificial outdoor lighting
Helicopters South Canterbury 2015 Ltd	53.15	NOISE - Noise Objectives NOISE-O2 Reverse sensitivity	Considers that primary production activities in the Rural Zone should not be constrained by reverse sensitivity effects arising from noise sensitive activities.	Amend NOISE-O2 Reverse sensitivity as follows: <i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use and Industrial zones or primary production activities in rural zones, are not constrained by reverse sensitivity effects arising from noise sensitive activities.</i>	Support	Primary production activities in the Rural Zone should not be constrained by reverse sensitivity effects arising from noise sensitive activities.	Allow in full	Amend NOISE-O2 Reverse sensitivity as follows: <i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use and Industrial zones or primary production activities in rural zones, are not constrained by reverse sensitivity effects arising from noise sensitive activities.</i>
Balance Agri-Nutrients Limited	86.6	NOISE - Noise Objectives NOISE-O2 Reverse sensitivity	Seek that primary production and supporting activities be included in the clause to avoid typical agricultural noise generating activities from being constrained by reverse sensitivity effects.	Amend as NOISE-O2 Reverse sensitivity as follows <i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use and Industrial zones or primary production activities in rural zones, are not constrained by reverse sensitivity effects arising from noise sensitive activities.</i>	Support	Primary production activities in the Rural Zone should not be constrained by reverse sensitivity effects arising from noise sensitive activities.	Allow in full	Amend NOISE-O2 Reverse sensitivity as follows: <i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use and Industrial zones or primary production activities in rural zones, are not constrained by reverse sensitivity effects arising from noise sensitive activities.</i>
New Zealand Agricultural Aviation Association	132.19	NOISE - Noise Objectives NOISE-O2 Reverse sensitivity	Primary production activities in the Rural Zone should not be constrained by reverse sensitivity effects arising from noise sensitive activities.	Amend NOISE-O2 as follows: NOISE-O2 Reverse sensitivity <i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use and Industrial zones or primary production activities in rural zones, are not constrained by reverse sensitivity effects arising from noise sensitive activities.</i>	Support	Primary production activities in the Rural Zone should not be constrained by reverse sensitivity effects arising from noise sensitive activities.	Allow in full	Amend NOISE-O2 Reverse sensitivity as follows: <i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use and Industrial zones or primary production activities in rural zones, are not constrained by reverse sensitivity effects arising from noise sensitive activities.</i>
Road Metals Company Limited	169.34	NOISE - Noise Objectives NOISE-O2 Reverse sensitivity	Requests NOISE-O2 is amended to address lawfully established activities.	Amend NOISE-O2 Reverse sensitivity as follows: <i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use, rural and Industrial zones, and other lawfully</i>	Support	Primary production activities in the Rural Zone should not be constrained by reverse sensitivity effects arising from noise sensitive activities.	Allow in full	Amend NOISE-O2 Reverse sensitivity as follows: <i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use, rural and Industrial zones, and other</i>

				<i>established activities</i> are not constrained by reverse sensitivity effects arising from noise sensitive activities.				<i>lawfully established activities</i> are not constrained by reverse sensitivity effects arising from noise sensitive activities.
Fulton Hogan Limited	170.34	NOISE - Noise Objectives NOISE-O2 Reverse sensitivity	Requests NOISE-O2 is amended to address lawfully established activities.	Amend NOISE-O2 Reverse sensitivity as follows: <i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use, rural and Industrial zones, and other lawfully established activities</i> are not constrained by reverse sensitivity effects arising from noise sensitive activities.	Support	Primary production activities in the Rural Zone should not be constrained by reverse sensitivity effects arising from noise sensitive activities.	Allow in full	Amend NOISE-O2 Reverse sensitivity as follows: <i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use, rural and Industrial zones, and other lawfully established activities</i> are not constrained by reverse sensitivity effects arising from noise sensitive activities.
Horticulture New Zealand	245.92	NOISE - Noise Objectives NOISE-O2 Reverse sensitivity	Supports an objective for reverse sensitivity, but it should not be limited to the activities stated in the objective.	Amend NOISE-O2 Reverse sensitivity as follows: <i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use and Industrial zones or primary production activities in the rural zones</i> are not constrained by reverse sensitivity effects arising from noise sensitive activities.	Support	Primary production activities in the Rural Zone should not be constrained by reverse sensitivity effects arising from noise sensitive activities.	Allow in full	Amend NOISE-O2 Reverse sensitivity as follows: <i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use and Industrial zones or primary production activities in the rural zones</i> are not constrained by reverse sensitivity effects arising from noise sensitive activities.
Horticulture New Zealand	245.95	NOISE - Noise Policies NOISE-P1 Maintenance of zone character and qualities	Supports the enabling of noise generation but it should be where it is consistent with the nature of the zone - not that it is appropriate. The sensitivity of the environment is reflected in the character of the zone.	Amend NOISE-P1 Maintenance of zone character and qualities as follows: <i>Enable the generation of noise when it is of a type, character and level that is appropriate, having regard to:</i> <i>Enable the generation of noise that is consistent with the purpose, character and qualities of the zone that the activity is located in, having regard to:</i> <i>1. the purpose, character and qualities of the zone that the activity is located in;</i> <i>2. 1. the nature, scale, frequency and duration of the noise generating activity;</i> <i>3. 2. methods of mitigation; and</i> <i>4. the sensitivity of the surrounding environment.</i>	Support	Enable the generation of noise that is consistent with the purpose, character and qualities of the zone that the activity is located	Allow in full	Amend NOISE-P1 Maintenance of zone character and qualities as follows: <i>Enable the generation of noise when it is of a type, character and level that is appropriate, having regard to:</i> <i>Enable the generation of noise that is consistent with the purpose, character and qualities of the zone that the activity is located in, having regard to:</i> <i>1. the purpose, character and qualities of the zone that the activity is located in;</i> <i>2. 1. the nature, scale, frequency and duration of the noise generating activity;</i> <i>3. 2. methods of mitigation; and</i> <i>4. the sensitivity of the surrounding environment.</i>
Horticulture New Zealand	245.96	NOISE - Noise Policies NOISE-P5 Reverse sensitivity	Considers that reverse sensitivity isn't limited to 'higher noise environments' as defined in the policy. Reverse sensitivity from noise sensitive activities occurs in the rural zones and needs to be provided for.	Amend NOISE-P5 Reverse sensitivity as follows: <i>Require noise sensitive activities located in higher noise environments to be located and designed so as to minimise adverse effects on the amenity values and health and safety of occupants and</i>	Support	Reverse sensitivity isn't limited to 'higher noise environments' as defined in the policy. Reverse sensitivity from noise sensitive activities occurs in the rural zones and needs to be provided for.	Allow in full	Amend NOISE-P5 Reverse sensitivity as follows: <i>Require noise sensitive activities located in higher noise environments to be located and designed so as to minimise adverse effects on the amenity values and health and safety of</i>

				<p>minimise sleep disturbance from noise, while taking into account:</p> <ol style="list-style-type: none"> 1. the type of noise generating activity; and 2. other noise sources in the area; and 3. the nature and occupancy of the noise sensitive activity; and 4. mitigation measures, including acoustic insulation, screening and topography. 				<p>occupants and minimise sleep disturbance from noise, while taking into account:</p> <ol style="list-style-type: none"> 1. the type of noise generating activity; and 2. other noise sources in the area; and 3. the nature and occupancy of the noise sensitive activity; and 4. mitigation measures, including acoustic insulation, screening and topography.
Balance Agri-Nutrients Limited	86.10	GRUZ - General Rural Zone Objectives GRUZ-O2 Character and qualities of the General Rural Zone	Supports the plan recognising the character and qualities of the General Rural Zone, however, seeks the amendments of clause 2 to refer directly to activities in support of primary production.	<p>Amend GRUZ-O2 Character and qualities of the General Rural Zone as follows:</p> <p>[...]</p> <p>2. a working environment of mostly utilitarian buildings and structures where primary production, <u>and associated activities generates noise</u>, odour, light overspill and traffic, often on a cyclic and seasonable basis; and</p> <p>[...]</p>	Support	The character and amenity of the GRUZ also reflects the primary production nature of the environment	Allow in full	<p>Amend GRUZ-O2 Character and qualities of the General Rural Zone as follows:</p> <p>[...]</p> <p>2. a working environment of mostly utilitarian buildings and structures where primary production, <u>and associated activities generates noise</u>, odour, light overspill and traffic, often on a cyclic and seasonable basis; and</p> <p>[...]</p>
Horticulture New Zealand	245.105	GRUZ - General Rural Zone Objectives GRUZ-O2 Character and qualities of the General Rural Zone	<p>Considers the objective would be improved by identifying that the character and amenity of the GRUZ also reflects the primary production nature of the environment.</p> <p>[refer to original submission for full reasons]</p>	<p>Amend GRUZ-O2 Character and qualities of the General Rural Zone as follows:</p> <p>The character and qualities of the General Rural Zone comprise:</p> <ol style="list-style-type: none"> 1. <u>Rural character and amenity consistent with primary production.</u> 1. <u>2. large allotments with large areas of open space; and</u> 2. <u>3. a working environment of mostly utilitarian buildings and structures where primary production generates noise, odour, light overspill and traffic, often on a cyclic and seasonable basis; and</u> 3. <u>4. higher levels of Diverse amenity values immediately around sensitive activities and zone boundaries; and</u> 4. <u>5. vegetation, pasture, crops and forestry and livestock across a range of landscapes.</u> 	Support	The character and amenity of the GRUZ also reflects the primary production nature of the environment	Allow in full	<p>Amend GRUZ-O2 Character and qualities of the General Rural Zone as follows:</p> <p>The character and qualities of the General Rural Zone comprise:</p> <ol style="list-style-type: none"> 1. <u>Rural character and amenity consistent with primary production.</u> 1. <u>2. large allotments with large areas of open space; and</u> 2. <u>3. a working environment of mostly utilitarian buildings and structures where primary production generates noise, odour, light overspill and traffic, often on a cyclic and seasonable basis; and</u> 3. <u>4. higher levels of Diverse amenity values immediately around sensitive activities and zone boundaries; and</u> 4. <u>5. vegetation, pasture, crops and forestry and livestock across a range of landscapes.</u>
Canterbury Regional Council (Environment Canterbury)	183.144	GRUZ - General Rural Zone Rules General	Within the GRUZ chapter, for many activities built form standards are only referenced in some rules. It is important to ensure that the standards apply to all activities regardless of consent status, as	Amend the activity rules of GRUZ to ensure that the built form standards apply to all activities, regardless of activity status.	Oppose	Built form standards are not applicable to all activities.	Disallow	

			these form an important part of rural character and the permitted baseline.					
Federated Farmers	182.202	GRUZ - General Rural Zone Rules GRUZ-R15 Shelterbelts	Considers GRUZ-R15 very specific and detailed, overly prescriptive for a minor effect and an activity that is already regulated under Property Law Act. The policy restricts that matter to shading of property and roads, so the rule must only be for this purpose. Farm shelterbelts will be restricted, meaning farmers will not be able to provide shade and shelter for livestock welfare.	1. Delete GRUZ-R15 Shelterbelts ; AND 2. Any consequential amendments required as a result of the relief sought.	Support	Opposes the recession plane regulation when lots in the rural zone should be large enough (as supported by the subdivision regime) to provide sufficient setback such that daylight rules are not required. The regulation would affect existing established shelterbelts in place as part of primary production.	Allow in full	1. Delete GRUZ-R15 Shelterbelts ; AND 2. Any consequential amendments required as a result of the relief sought.
Horticulture New Zealand	245.118	GRUZ -General Rural Zone Rules GRUZ-R15 Shelterbelts	Opposes the recession plane regulation when lots in the rural zone should be large enough (as supported by the subdivision regime) to provide sufficient setback such that daylight rules are not required. The regulation would affect existing established shelterbelts in place as part of primary production.	Amend GRUZ-R15 Shelterbelts as follows: Activity status: Permitted Where: PER-1 <i>The height of any trees located within 100m of a residential unit on an adjoining site are contained within an envelope defined by a recession plane of 1m vertical for every 3.5m horizontal that originates from the closest point of the residential unit; and</i> PER-2 <i>Trees are not in such a position that they cause icing of a road as a result of shading the road between 10 am and 2 pm on the shortest day.</i> Activity status where compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. height and setback of trees from property boundaries and roads; and 2. shading of houses ; and 3. shading of roads ; and 4. traffic safety ; and 5. tree species .	Support	Opposes the recession plane regulation when lots in the rural zone should be large enough (as supported by the subdivision regime) to provide sufficient setback such that daylight rules are not required. The regulation would affect existing established shelterbelts in place as part of primary production.	Allow in full	Amend GRUZ-R15 Shelterbelts as follows: Activity status: Permitted Where: PER-1 <i>The height of any trees located within 100m of a residential unit on an adjoining site are contained within an envelope defined by a recession plane of 1m vertical for every 3.5m horizontal that originates from the closest point of the residential unit; and</i> PER-2 <i>Trees are not in such a position that they cause icing of a road as a result of shading the road between 10 am and 2 pm on the shortest day.</i> Activity status where compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. height and setback of trees from property boundaries and roads; and 2. shading of houses ; and 3. shading of roads ; and 4. traffic safety ; and 5. tree species .
Rooney Earthmoving Limited	251.87	GRUZ - General Rural Zone Rules GRUZ-R20 Permanent workers accommodation	Opposes GRUZ-20. It is considered the minimum requirement of 80 hectares is too large and not necessary . A restriction tied to an overall property size of 40 hectares would be more appropriate and should provide for clustering of residential units as appropriate to the size and scale of the property. Considers that as long as the minimum site/property threshold is met there should be no further restrictions.	Amend GRUZ-R20 as follows: GRUZ-R20 Permanent workers accommodation Activity status: Permitted Where: PER-1 <i>It is located on a site larger than 40 80 hectares ; or that where a property comprises more than one record of title, the sum of the titles is greater than 40 hectares. The overall density shall not be greater</i>	Support	Support the specific provision for workers accommodation. We note that the 40ha qualifier is unworkable for pig farming activity that tends to operate on small farming units and we suggest this qualifier aligns with the 20ha qualifier for seasonal workers accommodation.	Allow in part	Provide specific provision for workers accommodation.

			Limiting the scope of the use of those residential units is not a sustainable use of existing resources. [see original submission for full reason]	<i>than 1 unit per 40 hectares that comprises the property; and</i> PER-2 <i>An employment contract for the permanent full time worker(s) who will reside in the worker's accommodation is provided to Timaru District Council at the time of a building consent application and is available upon request; and</i> PER-3 <i>It is located on the same site where the permanent full worker is employed.</i> <i>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</i>				
Timaru Developments Limited	252.87	GRUZ - General Rural Zone Rules GRUZ-R20 Permanent workers accommodation	Opposes GRUZ-20. It is considered the minimum requirement of 80 hectares is too large and not necessary . A restriction tied to an overall property size of 40 hectares would be more appropriate and should provide for clustering of residential units as appropriate to the size and scale of the property. Considers that as long as the minimum site/property threshold is met there should be no further restriction . Limiting the scope of the use of those residential units is not a sustainable use of existing resources. [see original submission for full reason]	Amend GRUZ-R20 as follows: GRUZ-R20 Permanent workers accommodation Activity status: Permitted Where: PER-1 <i>It is located on a site larger than 40 80 hectares ; <u>or that where a property comprises more than one record of title, the sum of the titles is greater than 40 hectares. The overall density shall not be greater than 1 unit per 40 hectares that comprises the property; and</u></i> PER-2 <i>An employment contract for the permanent full time worker(s) who will reside in the worker's accommodation is provided to Timaru District Council at the time of a building consent application and is available upon request; and</i> PER-3 <i>It is located on the same site where the permanent full worker is employed.</i> <i>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</i>	Support	Support the specific provision for workers accommodation. We note that the 40ha qualifier is unworkable for pig farming activity that tends to operate on small farming units and we suggest this qualifier aligns with the 20ha qualifier for seasonal workers accommodation.	Allow in part	Provide specific provision for workers accommodation.
Ministry of Education	106.23	GRUZ - General Rural Zone Rules GRUZ-R7 Educational facilities	Considers that educational facilities should be provided in this zone as they are considered essential social infrastructure. As such the submitter considers the rule is too restrictive in terms of: <input type="checkbox"/> operation hours; <input type="checkbox"/> limitation to existing residential units <input type="checkbox"/> limiting maximum number of children	Amend GRUZ-R7 Educational facilities as follows: Activity status: Permitted Where PER-1 <i>The activity is undertaken within, and ancillary to the use of, an existing principal residential unit;</i>	Oppose	Educational facilities in the rural environment are a sensitive activity.	Disallow	

			<p>☒ Discretionary status where compliance is not achieved. [Refer original submission or full reason]</p>	<p>and <i>The activity complies with GRUZ-S1 - GRUZ-S4</i></p> <p>PER-2 <i>The education facility is for a childcare service, or home schooling; and</i></p> <p>PER-3 <i>The maximum number of children attending at any one time is six, excluding any children who live there.</i></p> <p>Activity status where compliance not achieved with: <u>Discretionary Restricted discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><i>1. Adverse effects on the rural amenity values of adjoining rural properties and the surrounding area are avoided or mitigated; and</i> <i>2. The character and quality of the surrounding area is not compromised; and</i> <i>3. They contribute to the health and wellbeing of people in the surrounding area; and</i> <i>4. The scale, form and design of any building means the amenity values of the surrounding area are maintained; and</i> <i>5. Road safety and efficiency is maintained; and</i> <i>6. The activity has an operational or functional need to locate in the General Rural Zone</i></p>				
Canterbury Regional Council (Environment Canterbury)	183.148	GRUZ - General Rural Zone Standards New	Considers a limit on building coverage in the General Rural Zone is appropriate, as it is an important component of rural character.	Add a new standard to the GRUZ chapter , for buildings in the General Rural zone limiting building coverage to 10% of the net site area, with appropriate restricted discretionary assessment matters as found in other zones.	Oppose	Built elements associated with primary production form define rural character.	Disallow	
Timaru District Council	42.42	DWP - Drinking Water Protection Policies DWP-P2 Protect drinking water supplies	Concern that land use activities that could pose a risk to drinking water supplies, including supply sources need a greater level of control in the Drinking Water Protection Area Overlay. These changes are necessary to give effect to s104G of the RMA. (Legal opinion provided in full submission).	Amend the policy to reflect a non-complying activity status, within Drinking Water Protection Areas, for the following: <ul style="list-style-type: none"> - <u>Hazardous facilities;</u> - <u>Earthworks;</u> - <u>Composting facilities;</u> - <u>Buildings that require septic/sewage facilities;</u> 	Oppose	<ul style="list-style-type: none"> • No analysis is provided to support the assertion that the activities listed pose a risk to drinking water supplies or that that risk cannot be avoided, remedied or mitigated. 	Disallow	

				<ul style="list-style-type: none"> - <u>Offal pits;</u> - <u>Silage storage;</u> - <u>Vegetation clearance;</u> - <u>Exotic tree planting/plantation forestry;</u> - <u>Intensive primary production.</u> 		<ul style="list-style-type: none"> • No engagement with the pork industry has occurred. • No assessment of whether the proposal achieves the purpose of the RMA or whether the method is effective or efficient has been undertaken. • No section 32 assessment. • No assessment of costs or benefits has been undertaken. • No assessment of alternatives has been provided. • No assessment of whether district plan regulation is required and/or whether other mechanisms including regional plan discharge controls manage the same activity/risks). 		
Timaru District Council	42.41	DWP – Drinking Water Protection Rules General	<p>Concern that these rules address a limited (incomplete) set of land use activities that could pose a risk to drinking water supplies, including supply sources. The rules should include controls on a greater range of activities in the Drinking Water Protection Area Overlay.</p> <p>These changes are necessary to give effect to s104G of the RMA. (Legal opinion provided in full submission).</p>	<p>Amend the rules or provide additional rules that create a non-complying activity status, within Drinking Water Protection Areas, for the following:</p> <ul style="list-style-type: none"> - <u>Hazardous facilities;</u> - <u>Earthworks;</u> - <u>Composting facilities;</u> - <u>Buildings that require septic/sewage facilities;</u> - <u>Offal pits;</u> - <u>Silage storage;</u> - <u>Vegetation clearance;</u> - <u>Exotic tree planting/plantation forestry;</u> - <u>Intensive primary production.</u> 	Oppose	<ul style="list-style-type: none"> • No analysis is provided to support the assertion that the activities listed pose a risk to drinking water supplies or that that risk cannot be avoided, remedied or mitigated. • No engagement with the pork industry has occurred. • No assessment of whether the proposal achieves the purpose of the RMA or whether the method is effective or efficient has been undertaken. • No section 32 assessment. • No assessment of costs or benefits has been undertaken. • No assessment of alternatives has been provided. • No assessment of whether district plan regulation is required and/or whether other mechanisms including regional plan discharge controls manage the same activity/risks). 	Disallow	