

Before the Independent Hearing Panel
Appointed by the Timaru District Council

Under	Schedule 1 of the Resource Management Act 1991 (RMA)
In the matter of	Submissions on the Proposed Timaru District Plan
Between	Various
	Submitters
And	Timaru District Council
	Respondent

Andrew Cameron MacLennan – Hearing B – Interim reply

Rural Zones

20 September 2024

Council's solicitors:

Michael Garbett | Jen Vella

Anderson Lloyd

Level 12, Otago House, 477 Moray Place, Dunedin 9016

Private Bag 1959, Dunedin 9054

DX Box YX10107 Dunedin

p + 64 3 477 3973

michael.garbett@al.nz | jen.vella@al.nz

**anderson
lloyd.**

Introduction

- 1 My name is Andrew MacLennan. I am an Associate at the firm Incite. I prepared the s42A report on the Rural Zones. I confirm that I have read all the submissions, further submissions, submitter evidence and relevant technical documents and higher order objectives relevant to my section 42A report. I have the qualifications and experience as set out in my s42A report.
- 2 The purpose of this statement is to:
 - (a) respond to direction contained in Hearing Panel Minute 14; and
 - (b) provide an interim reply to the matters raised in evidence before the Proposed District Plan (PDP) Hearings Panel on the General Rural Zone (GRUZ), Settlement Zone (SETZ) and Rural Lifestyle Zone (RLZ) chapters.
- 3 A final reply responding to the unresolved matters will be provided to the Hearing Panel at the conclusion of the hearing process.
- 4 The table at **Appendix A** contains my updated recommendations, including reasons, since the close of Hearing B (and as discussed in this evidence).
- 5 Marked up versions of the GRUZ, SETZ and RLZ chapters containing my updated recommendations are **attached** at **Appendix B**.
- 6 The following is a key of the proposed amendments:

Appearance	Explanation
Black text	Text as notified.
Black text with <u>underlining</u> or strikethrough	Amendments recommended in section 42A report
Blue text with <u>underlining</u> or strikethrough	Additional amendments recommended by the interim reply report.

Questions posed by Minute 14

- 7 Within paragraph 9 of Minute 14 the Panel requested:

Submitter	Submitter expert	S42A	Directions
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Multiple submitters with submissions on the topic of reverse sensitivity in Hearing A and B.	Planning witnesses	Mr Willis and Mr MacLennan	Planners to meet and prepare an agreed position on the mapping and hierarchy of reverse sensitivity provisions in the Canterbury Regional Policy Statement (CRPS) and Proposed Plan
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- 8 A table setting out the reverse sensitivity-related provisions of the PDP, the CRPS and all other relevant higher order documents is attached at **Appendix C** in the response to this direction. The table sets out all of the planners that were consulted in the preparation of the table.
- 9 Within paragraph 10 of Minute 14 the following questions of clarification were posed by the Panel:
- (a) *In relation to Kiwi Rail and the proposed setback from the rail corridor, clarify whether there is a need to define the rail corridor and provide examples from other District Plans as to how setbacks from the railway via the designated corridor or building and structure set back provisions are applied.*
 - (b) *The Panel is interested to receive Mr McLennan's view of the proposal from Ms Lucas on behalf of 'HB' to include specific provision for indigenous vegetation in shelter belt planting.*
 - (c) *The Panel would like to receive Mr McLennan's view of the relief sought by NZ Pork that an exclusion be provided in GRUZ-R1 for movable pig shelters, including farrowing huts 10m² in area and less than 2m in height, and provide examples from other District Plans if relevant (e.g Partially Operative Selwyn District Plan).*
 - (d) *Mr McLennan to provide further clarification of the higher order policy approach in the NPS-HPL and the CRPS to weighing the enablement of primary production and protection and avoidance/minimising adverse effects on sensitive activities. Also, please clarify whether the Proposed Plan objectives, policies and rules give effect to higher order*

documents in relation to primary production and management of the effects of primary production on sensitive land uses.

- (e) *In relation to GRUZ R14 Use of Airstrips and Helicopter Landing Sites, please clarify which objective(s) and policies in the PDP that GRUZ R14 seeks to implement.*

10 These questions are answered in the below paragraphs.

Rail setback

11 Examples of rail corridor definitions and setbacks from other District Plans are set out in the following table:

District Plan	Rule	Definition
Proposed Waimakariri District Plan	All buildings shall be set back a minimum of 4m from any site boundary with the <u>rail corridor</u> .	RAIL CORRIDOR means: (a) land upon which a railway line (as defined in Section 4 of the Railways Act 2005) is constructed, along with any adjacent land that is held or used in connection with operating a railway on that railway line; (b) any land held by KiwiRail or any other party for rail transport.
Partially Operative Selwyn District Plan (Appeals Version) - Rule TCZ-REQ4.4	Any residential unit or principal building shall be set back a minimum of: 5m from any operational <u>railway corridor boundary</u> .	Railway corridor boundary – not defined.

Hurunui District Plan – Rule 4.6.3(a)	Minimum yard requirements are Yards adjoining the <u>rail corridor</u> – 4.0 m	“Rail corridor” not defined in the Plan. However, “Railway” is defined as: has the same meaning as under Section 4 of the Railways Act 2005.
Christchurch District Plan - Rule 14.4.2.7	For sites adjacent to or abutting the <u>railway line</u> , the minimum building setback for buildings, balconies and decks from the <u>rail corridor boundary</u> shall be 4 metres.	Railway line – not defined. Rail corridor boundary – not defined.
Marlborough Environment Plan – Rule 5.2.1.20	A building or structure must not be within 3m of the legal boundary with the <u>rail corridor of the Main North Line</u> , except for a fence up to 2m in height	Rail corridor – not defined.
Proposed Second Generation Dunedin City District Plan – Rule 6.7.4	In the residential, commercial and mixed use, industrial and recreation zones, new buildings, new structures and additions and alterations must be set back a minimum of 4m from the boundary of the <u>designated rail corridor</u> , unless the railway track is underground.	‘Designated Rail Corridor’ defined as: ‘Land that is designated for railway purposes’.
Auckland Unitary Plan – Drury Centre (I450.6.15) and Waihoehoe (I452.6.11) Precincts	Buildings must be setback at least 5 metres from any boundary which adjoins the <u>North Island Main Trunk Line</u>	‘North Island Main Trunk Line’ - not defined

12 The table above indicates that most Councils require that the setback applies from site boundaries which adjoin the “rail corridor boundary”, the

“designated rail corridor” or the “legal boundary with the rail corridor”. Some plans have defined the “rail corridor” and others have not.

- 13 If the panel were of a view to include the setback sought by the submitter, I consider applying the setback to site boundaries that “adjoin designated rail corridor (KRH-1)” would be appropriate as the reference to the designation provides suitable certainty as to which properties the setback would apply to.
- 14 For completeness, in the Timaru context, I note that there are several examples where the designated rail corridor (KRH-1 - Designated Purpose: Railway Purposes Main South Line) extends beyond the rail corridor, as shown in Figures 1 and 2 below.
- 15 In these examples if a setback was applied to the “designation boundary” rather than to site boundary which adjoins the “designated rail corridor” this would result in an overly restrictive approach as the designation boundary extends beyond the rail corridor.



Figure 1: Location of KRH-1 – Designation within Timaru



Figure 2: Location of KRH-1 – Designation within Temuka

Indigenous shelter belt planting

- 16 I retain the view within my s42A report (paragraph 10.26.8) that there are no restrictions within the PDP to planting indigenous vegetation adjoining SH1 for amenity purposes. I acknowledge Ms Lucas's comment that there needs to be a rule in the PDP to act as a "prod" to ensure the rule is achieved. However, in my view, the outcome would be better achieved through non-statutory methods such as promoting indigenous planting and developing planning guides providing landowners with information on how natives can be used for roadside planting.

Movable pig shelter rule within the Partially Operative Selwyn District Plan

- 17 I have reviewed GRUZ-REQ1 of the Partially Operative Selwyn District Plan (Appeals Version), which includes an exclusion from the building coverage standard for "movable pig shelters, including farrowing huts 10m² in area and less than 2m in height". I agree with the amendment suggested by Mr Hodgson to exclude farrowing huts 10m² in area and less than 2m in height from GRUZ-R1, PER-4(2) for the reasons set out below.
- 18 I recommend that GURZ-R1 be amended as follows:

GRUZ-R1	Primary production and intensive primary production, not otherwise listed in this chapter
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General Rural Zone	Activity status: Permitted Where: PER-1 The activity does not include any offensive trade; and PER-2 GRUZ-S5 is complied with; and PER-3 For grazing of stock within 50m of a residential unit under different ownership located in the Māori Purpose Zone, permanent ground cover of no less than 90% must be maintained, except during crop renewal or resowing. PER-4 For milking sheds and buildings used to house or feed stock are located at least: <ol style="list-style-type: none"> 1. 200m from any land in the Māori Purpose Zone, Settlement Zone and Residential Zones; and 2. 100m from the notional boundary of an existing sensitive activity on a separate site under different ownership.¹ <p>The setbacks within PER-4 do not apply to movable pig shelters, including farrowing huts 10m² in area and less than 2m in height.²</p> <p>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	Activity status where compliance not achieved with PER-3: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the ability to manage grazing practices to ensure amenity effects on adjoining neighbours are minimised.
		Activity status where compliance not achieved with PER-4: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. any adverse effect on adjoining properties; and 2. mitigation measures.
		Activity status where compliance not achieved with PER-1 or PER-2: Discretionary

Section 32AA

- 19 I consider the recommended addition to PER-4 ensures that the provisions of the GRUZ chapter effectively achieves both GRUZ-O1 and GRUZ-O2(3)

¹ Keen et al [46.3]

² NZ Pork [247.31]

as it ensures there is flexibility when locating movable pig shelters which provides for primary production activities, while also ensuring that they are of a size that maintains the amenity of existing sensitive activities.

- 20 The recommended amendments will not have any greater environmental, social or cultural effects than the notified provisions. This additional permitted standard may have some economic benefit for pig farmers as there is more flexibility in the movable pig shelters reducing the consenting requirements.

The “weighting” between primary production and sensitive activities in the NPS-HPL and CRPS

National Policy Statement for Highly Productive Land 2022

- 21 I consider the following provisions of the NPS-HPL to be relevant to this assessment:
- (a) Policy 9;
 - (b) Clause 3.8 - Avoiding subdivision of highly productive land;
 - (c) Clause 3.10 - Exemption for highly productive land subject to permanent or long-term constraints;
 - (d) Clause 3.13 - Managing reverse sensitivity and cumulative effects.
- 22 These provisions are contained in the “reverse sensitivity mapping” table provided in **Appendix B**.
- 23 In the context of “highly productive land” I consider that there is a clear weighting towards ensuring that sensitive activities do not adversely affect surrounding land-based primary production activities.

Canterbury Regional Policy Statement 2013

- 24 I consider the following provisions of the CRPS to be relevant to this assessment:
- (a) Objective 5.2.1(2)(i) – Location, Design and Function of Development;
 - (b) Policy 5.3.2(2)(b) – Development conditions;
 - (c) Policy 5.3.12(1)(b) - Rural production.

- 25 Objective 5.2.1(2) sets the direction on the location, design and function of development broadly. Of relevance to reverse sensitivity effects, it states:

Development is located and designed so that it functions in a way that:

1. ...
2. *enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and*
 - a. ...
 - e. *enables rural activities that support the rural environment including primary production;*
 - f. ...
 - h. *facilitates the establishment of papakāinga and marae; and*
 - i. *avoids conflicts between incompatible activities.*

- 26 The explanation to Objective 5.2.1 states:

Development, including papakāinga and marae, offers significant social, economic and cultural benefits for the people residing and working in Canterbury. However, it may result in environmental change that is a threat to valued natural and physical resources. Natural resources can be finite and the effects of development, particularly on land resources, can be irreversible. The effects may be direct (for example replacement of rural by urban use or the intensification of the activity) or indirect (off-site or “spill-over” effects).

...

Primary production from Canterbury’s rural areas is of significance to the economic and social well-being of Canterbury’s people and communities. It is foreseeable that the well-being of future generations will also be strongly influenced by the ability to continue with such primary production. It is important to manage resources and activities in rural areas so that the foreseeable potential of the rural primary base of Canterbury is maintained.

- 27 I consider the balance of this objective is weighted towards enabling rural activities within the rural environment and ensuring that conflicts between incompatible activities are avoided.

28 This is supported by Policy 5.3.12(1)(b) - Rural production which states

To enable development including regionally significant infrastructure which:

1. ...

2. *avoid or mitigate:*

a. ...

b. *reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas;*"

The explanation to Policy 5.3.2 states:

The standards under Policy 5.3.2(1) address a range of the implications resulting from development that require careful management so as to avoid the potential for adverse effects. This includes the need to avoid the encroachment of sensitive activities into rural areas that may result in reverse sensitivity effects on established rural activities or regionally significant infrastructure. Regard is also to be had to the prospect of the reduced productivity of the region's soil resources, through further fragmentation or a move to a more urban character".

29 I consider the balance of this policy is also weighted towards ensuring that the encroachment of sensitive activities into rural areas that may result in reverse sensitivity are avoided. I consider the phrase "encroachment" within the explanation helpful as it indicates that further or additional development of sensitive activities into rural areas may result in reverse sensitivity effects on established rural activities is to be avoided. However, the policy direction is silent on the relationship between primary production activities and existing sensitive activities in the rural area.

30 Finally, Policy 5.3.12(1)(a) and (b) of the RPS states:

Maintain and enhance natural and physical resources contributing to Canterbury's overall rural productive economy in areas which are valued for existing or foreseeable future primary production, by:

1. *avoiding development, and/or fragmentation which;*

a. *forecloses the ability to make appropriate use of that land for primary production; and/or*

b. results in reverse sensitivity effects that limit or precludes primary production.”

- 31 Policy 5.3.12(1) is specific to the rural productive economy and requires the avoidance of development and fragmentation which results in reverse sensitivity effects that limit or precludes “primary production”. I consider this provides clear direction that development that results in reverse sensitivity effects that limit or preclude primary production is to be avoided.
- 32 Given the above assessment, I consider that there is clear direction within the CRPS that the new development that results in reverse sensitivity effects that limit or preclude primary production is to be avoided. In my view the “balance” between primary production activities and new sensitive activities is heavily weighted towards ensuring that primary production activities are not compromised by sensitive activities, and as such this should be the focus of the GRUZ within the PDP.
- 33 However, I consider there is limited direction within the CRPS as to how the amenity of existing sensitive activities within rural areas or the amenity of sensitive activities in residentially zoned areas adjoining rural areas should be managed. In my view the direction included within the CRPS does not prevent the PDP from ensuring that the amenity of existing sensitive activities within both the GRUZ and zone boundaries is retained.

Proposed District Plan

- 34 The above provisions of the NPS-HPL and the CRPS are given effect to within the following provisions within the GRUZ Chapter of the PDP:
- (a) GRUZ-O1 Purpose of the General Rural Zone;
 - (b) GRUZ-O2 Character and qualities of the General Rural Zone;
 - (c) GRUZ-O3 Protecting primary production;
 - (d) GRUZ-P1 Primary production activities;
 - (e) GRUZ-P2 Character and qualities of the General Rural Zone;
 - (f) GRUZ-P5 Protecting primary production.
- 35 Firstly, turning to the provisions that enable primary production within the GRUZ, I note that GRUZ-O1 ensures that GRUZ predominantly provides for primary production. This is supported by GRUZ-O2(1), (2), and (4) which describes the character and qualities of the General Rural Zone with a predominantly rural production focus. Finally, GRUZ-O3 ensures that the land resource of the GRUZ is not diminished by activities with no functional

or operational need to locate in the GRUZ, and primary production is protected from sensitive activities. These objectives are supported by:

- (a) GRUZ-P1(1) and (2) which enable a range of primary production activities.
- (b) GRUZ-P2(3) which ensures that the character and qualities of the zone are maintained by ensuring activities that can generate significant adverse effects and sensitive activities are well separated from each other.
- (c) GRUZ-P5 which requires the management of sensitive activities in the zone to ensure they are located to avoid adverse effects on primary production; or if avoidance is not possible, the sensitive activity includes mitigation measures so that there is minimal potential for adverse effects on the sensitive activity from primary production activities.

36 There are also several provisions within the GRUZ that require some restrictions on primary production activities to ensure the amenity of sensitive activities and zone boundaries. GRUZ-O2(3) anticipates higher levels of amenity immediately around sensitive activities and zone boundaries. GRUZ-O4 supports this by ensuring that intensive primary production, mining, quarrying, and other intensive activities generates no or minimal adverse effects on sensitive activities and land close to Residential, Rural settlement, Māori Purpose and Open space zones. These objectives are supported by:

- (a) GRUZ-P1(3) which requires that primary production activities minimise adverse effects on sensitive activities.
- (b) GRUZ-P2(3) which ensures that the character and qualities of the zone are maintained by ensuring activities that can generate significant adverse effects and sensitive activities are well separated from each other.

37 I consider this package of objectives and policies achieves the balance required by the NPS-HPL and the CRPS. I consider there is a clear emphasis on enabling primary production in the GRUZ and managing sensitive activities to ensure they are located to avoid adverse effects on primary production; or if avoidance is not possible, the sensitive activity includes mitigation measures so that there is minimal potential for adverse effects on the sensitive activity from primary production activities.

- 38 As noted in the assessment of the NPS-HPL and CRPS above, the focus of these documents is the restriction of new sensitive activities where they may create reverse sensitivity issues. Neither provide direction on how the amenity of existing sensitive activities or the amenity of adjoining zones should be managed. I consider there is a role for the objectives and policies of the PDP to provide some protection to existing sensitive activities and zones adjoining the GRUZ. In my view GRUZ-O2(3) and GRUZ-P1(3) provide the objective and policy support for a wide range of rules and standards within the GRUZ that seek to manage activities that may impact the amenity of existing sensitive activities and zones adjoining the GRUZ. Rules such as:
- (a) Milking shed setbacks (GRUZ-R1 PER-4);
 - (b) Limits on pigs (GRUZ-R2);
 - (c) Limits on poultry (GRUZ-R3);
 - (d) Limits on airstrips and helicopter landing sites (GRUZ-R14);
 - (e) Limits on intensive primary production activities and new farm effluent disposal areas (GRUZ-S5).
- 39 Given the assessment above I consider the provisions of the PDP listed above have given effect to the relevant parts of both the NPS-HPL and the CRPS when seeking to restrict the establishment of new sensitive activities in the GRUZ. The provisions of the PDP have also provided additional direction which manages activities that may impact on the amenity of existing sensitive activities and zones.
- 40 To ensure the focus of GRUZ-O2(3) is on the existing sensitive activities and is not interpreted to provide support for new sensitive activities, I consider “existing” could be added to GRUZ-O2(3). This is discussed further within paragraphs 55 – 61 of this reply when considering the amendment to GRUZ-O2(3) supported by Ms Wharfe.

GRUZ R14 - Use of Airstrips and Helicopter Landing Sites

- 41 I consider GRUZ-R14 seeks to implement the following objectives and policies with the GRUZ and NOISE chapters of PDP.
- (a) GRUZ-O1 - Purpose of the General Rural Zone
 - (b) GRUZ-O2 - Character and qualities of the General Rural Zone
 - (c) GRUZ-P2 - Character and qualities of the General Rural Zone

- (d) GRUZ-P7 - Industrial activities, rural industries and other activities
- (e) NOISE-O1 - Activities that generate noise
- (f) NOISE-P1 - Maintenance of zone character and qualities

42 GRUZ-O1, as notified, reads:

The General Rural Zone predominantly provides for primary production, including intensive primary production, as well as a limited range of activities that support primary production, including associated rural industry, and other activities that require a rural location.

43 GRUZ-O2, as notified, reads:

The character and qualities of the General Rural Zone comprise:

1. ...
2. *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*
3. *higher levels of amenity immediately around sensitive activities and zone boundaries; and*
- 4...

44 GRUZ-P2, as notified, reads:

The character and qualities of the zone are maintained by:

1. ...
2. ...
3. *ensuring activities that can generate significant adverse effects and sensitive activities are well separated from each other.*

45 GRUZ-P7, as notified, reads:

1. *Only allow rural industries and other activities (not listed in the rules) in the General Rural Zone where:*
 - a. *the activity*
 - i. *was legally established use not permitted in the zone; or*

- ii. *supports primary production; or*
- iii. *has a functional or operational need for the activity to locate within the Zone; and*
- b. *the activity is compatible or complimentary with the character and qualities of the Zone; and*
- c. *...*
- g. *any adverse effects on primary production, sensitive activities, zone boundaries or sensitive environments are avoided, and if avoidance is not possible, adverse effects are minimised.*
- 2. *...*

46 NOISE-O1, as notified, reads:

Noise effects generated by activities are compatible with the purpose, character and qualities of each zone and do not compromise the health and well-being of people and communities.

47 NOISE-P1, as notified, reads:

Enable the generation of noise when it is of a type, character and level that is appropriate, having regard to:

- 1. *the purpose, character and qualities of the zone that the activity is located in;*
- 2. *the nature, scale, frequency and duration of the noise generating activity;*
- 3. *methods of mitigation; and*
- 4. *the sensitivity of the surrounding environment.*

48 An update on GRUZ R14 is included within paragraph 89 below.

Site visit - Blandswood

[14] The Panel has requested that Mr McLennan work with the Blandswood submitter group to arrange an itinerary for a site visit. The Panel will undertake the site visit prior to the next Scheduled Hearing in November.

- 49 I have been in contact with the Blandswood submitters and DOC, and we have developed an itinerary for a site visit to Blandswood, which is attached in **Appendix D**.

Interim reply to matters arising in Hearing B

Corrections

- 50 The spelling errors within the following provisions will be corrected within the final right of reply version of the GRUZ and SETZ chapters:
- (a) GRUZ-P3, GRUZ-P7, RLZ-O4³
 - (b) GRUZ-R4⁴
 - (c) SETZ-P3⁵

GRUZ-R4 PER-1 - MFL

- 51 At the hearing, Ms McMullan sought amendments to GRUZ-R4 PER-1 to allow for new residential units as a permitted activity on sites that have obtained subdivision consents issued by the Council before the PDP is fully operative. She sought the following amendment:

“There is a minimum site area of 40 hectares per residential unit unless the site ~~was created before 22 September 2022~~ is subject to a subdivision consent approved by Council before the date the Timaru District Plan becomes fully operative.”

- 52 Following the hearing, I have been in contact with Ms McMullan, and we have agreed that there needs to be two parts to the permitted rule. Part (a) provides for sites created before this rule was made Operative, including all historic sites established before the RMA. Part (b) of the rule will provide for sites created by subdivision consents approved by the Council before the date this rule was made Operative. This additional rule will ensure that sites created by recent subdivisions will also be incorporated into the permitted activity rule.

- 53 We have agreed on the following drafting:

³ “Complimentary” is replaced with “Complementary”

⁴ “Principle is replaced with “Principal”

⁵ “Combatable is replaced with “Compatible”

GRUZ-R4	Residential units, excluding seasonal workers accommodation and permanent workers accommodation	
General Rural Zone	Activity status: Permitted Where: PER-1 There is a minimum site area of 40 hectares per <u>principle</u> ⁶ residential unit unless: 1. the site was created: a) before 22 September 2022 [the date this rule was made Operative] ⁷ or b) <u>under a subdivision consent approved by Council before [the date this rule was made Operative];</u> ⁸ and 2. <u>the site</u> does not contain an existing <u>principal</u> ⁹ residential unit; and ...	Activity status where compliance not achieved with PER-5: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-6: Discretionary Activity status where compliance not achieved with PER-1 to PER-4: Non-complying

Section 32AA assessment

- 54 I consider the recommended amendment to GRUZ-R4 is minor in nature but improves the clarity and interpretation of the provision. I do not consider the recommended amendments will have any greater environmental, economic, social, and cultural effects than the notified provisions.

GRUZ-02 – D & S Payne

- 55 Ms Wharfe discusses objective GRUZ-02(3). in paragraphs 5.1 to 5.20 of her evidence. She supports the deletion of GRUZ-02(3).
- 56 Given the assessment of the NPS-HPL and CRPS above, I consider the “balance” between primary production activities and new sensitive activities is heavily weighted towards ensuring that primary production activities are

⁶ Clause 16(2) RMA

⁷ MFL [60.42]

⁸ MFL [60.42]

⁹ Clause 16(2) RMA

not compromised by sensitive activities, and as such this should be the focus of the GRUZ within the PDP.

57 However, I consider there is limited direction within the CRPS regarding how the amenity of existing sensitive activities within rural areas or the amenity of sensitive activities in residentially zoned areas adjoining rural areas should be managed. In my view, the direction included within the CRPS does not prevent the PDP from ensuring that the amenity of existing sensitive activities within both the GRUZ and zone boundaries is retained.

58 I consider there is a role for the PDP to play in ensuring the amenity of existing sensitive activities or the amenity of adjoining zones is maintained. To ensure the focus of GRUZ-O2(3) is on the existing sensitive activities and is not interpreted to provide support for new sensitive activities, I consider “existing” could be added to GRUZ-O2(3). This aligns with the recommended amendment to GRUZ-P1(3) which also refers to “existing” sensitive activities.

59 I have discussed this suggested amendment with Ms Wharfe. She has provided the following comment:

“My real issue is that there is no basis for a ‘higher’ level of amenity for sensitive activities. These activities have chosen to locate in the rural environment with the existing rural character and amenity. Now the DP is seeking to grant them a different ‘higher’ level of amenity which will impact the operation of surrounding primary production activities. So even limiting it to ‘existing’ sensitive activities is not appropriate because they have chosen to locate within the context of the existing amenity. Therefore, I still oppose retaining the objective.”

60 For the reasons set out above, I retain the view, that with the addition of this amendment, the objective is appropriate. I consider the removal of clause (3) would be at odds with the suite of rules and standards within the GRUZ that ensure the amenity of existing sensitive activities within the GRUZ is maintained.

61 Given the above assessment I recommend that GRUZ-O2(3) be amended as follows:

GRUZ-O2 Character and qualities of the General Rural Zone

The character and qualities of the General Rural Zone comprise:

1. large allotments with large areas of open space; and

2. a working environment of mostly utilitarian buildings ~~and~~ structures and machinery¹⁰ where primary production generates noise, odour, light overspill and traffic, often on a cyclic and seasonable basis; and
3. higher levels of amenity immediately around existing¹¹ sensitive activities and zone boundaries; and
4. vegetation, pasture, crops and forestry and livestock across a range of landscapes.

Section 32AA assessment

- 62 I consider the amendments recommended to GRUZ-O3 are minor in nature provide greater clarity as to how reverse sensitivity effects on primary production activities are to be managed, enabling the efficient use and development of the GRUZ as required by Section 7(b).

Fonterra submission

- 63 Three parts to the Fonterra submission were considered in Hearing B:

- (a) Clandeboye rezoning
- (b) GRUZ-P5 - Reverse sensitivity
- (c) GRUZ-S4 – Setbacks for sensitive activities

- 64 Each of these are discussed below.

Clandeboye rezoning

- 65 Following the hearing, I have had several meetings with Ms Tait for Fonterra to discuss the provisions for the Clandeboye site. We are largely agreed on content of the provisions that should apply to the Clandeboye Dairy Manufacturing site. Ms Tait prefers a special purpose zone, and I prefer retaining the GIZ zoning with the addition of a precinct. We will provide the Hearing Panel with a Joint Witness Statement setting out our preferred approaches.
- 66 I propose to report back to the Hearing Panel with an update on this matter by **4 October 2024**.

Setbacks from the Clandeboye Dairy Manufacturing Precinct (GRUZ-P5 and GRUZ-S4)

¹⁰ NZ Frost Fans [255.19]

¹¹ NZPork [247.19]

- 67 Ms Tait within paragraph 7.10 of her evidence suggests an amendment to GRUZ-P5 to include the addition of “and the Clandeboye Dairy Manufacturing Zone” as she highlights that Clandeboye site is zoned GIZ.
- 68 Rural industry is defined as:
- “means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.”*
- 69 I agree with Ms Tait that the “Clandeboye Dairy Manufacturing Precinct” is not a “rural industry” as the site is located in the GIZ within the PDP and therefore is not undertaken in a rural environment, albeit that it is surrounded by the rural environment.
- 70 I agree that “Clandeboye Dairy Manufacturing Precinct” be added to GRUZ-P5, as follows:

GRUZ-P5 ~~Protecting primary production~~ Reverse sensitivity¹²

Manage sensitive activities in the zone to ensure:

1. they are located to avoid reverse sensitivity ~~adverse~~¹³ effects on primary production, the Clandeboye Dairy Manufacturing Precinct and rural industry activities¹⁴; or
2. if avoidance is not possible, the sensitive activity includes mitigation measures so that there is minimal potential for adverse effects on the sensitive activity from primary production, the Clandeboye Dairy Manufacturing Precinct or rural industry¹⁵ activities.

- 71 Ms Tait within paragraph 7.16 of her EIC suggests an amendment to GRUZ-S4 as follows:
- “No new sensitive activity may be established within 250m from the boundary of any area used for the discharge of industrial and trade waste generated by the Clandeboye Dairy Manufacturing Zone.”*
- 72 This 250-metre setback is supported by the evidence of Mr Chilton in paragraph 42 of his EIC where he states:

¹² Consequential amendment to Silver Fern Farms [172.116], Rural Contractors New Zealand [178.7]

¹³ Consequential amendment to Silver Fern Farms [172.116], Rural Contractors New Zealand [178.7]

¹⁴ Silver Fern Farms [172.116], Rural Contractors [178.7]

¹⁵ Silver Fern Farms [172.116], Rural Contractors [178.7]

“separation distance of 250 m is appropriate and would be a more appropriate value to use in relation to GRUZ-S4.”

- 73 He has also provided “Figure 1: Fonterra Clandeboye site and irrigation areas”, included below which set out spatially where the 250-metre setback distance will apply.

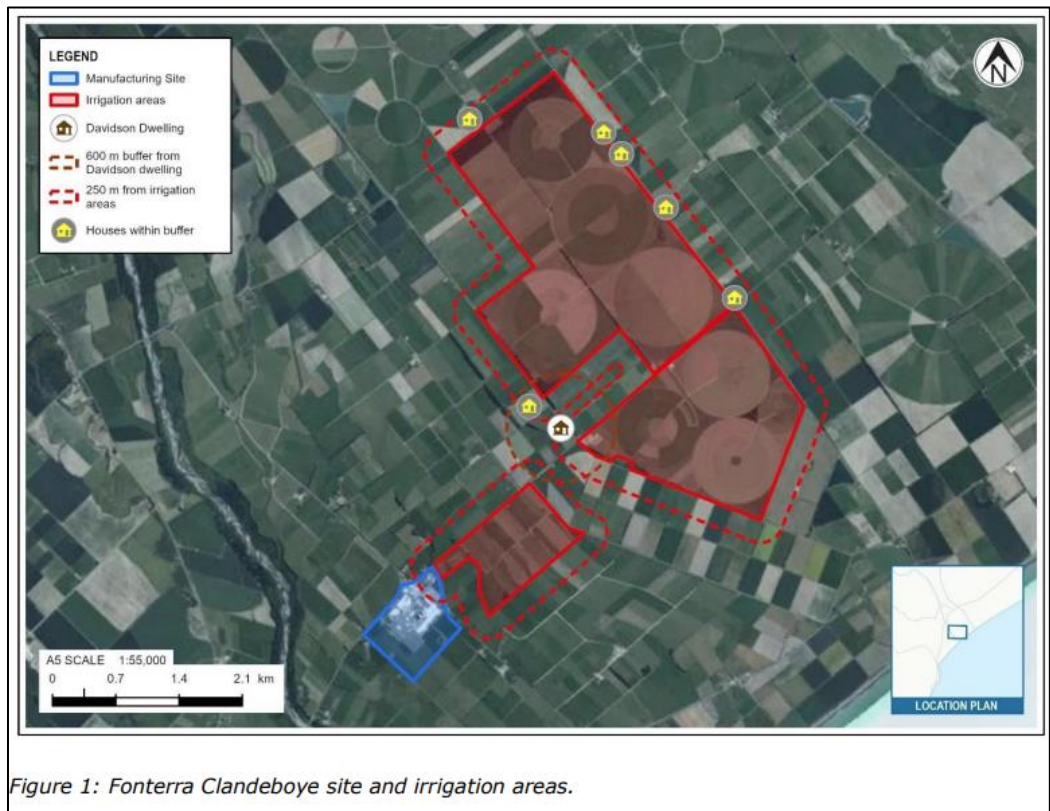


Figure 1: Fonterra Clandeboye site and irrigation areas.

- 74 As shown in figure 1 above there are seven existing dwellings within the setback area. Under the PDP the adjoining site area zoned GRUZ, and the density of dwellings within the GRUZ is restricted to one dwelling per site or one dwelling per 40 hectares.
- 75 Given the above, if a setback is introduced into the PDP, I consider the additional 250-metre setback is an appropriate planning mechanism to manage the potential reverse sensitivity effects.
- 76 I consider that setbacks are an appropriate method of managing reverse sensitivity effects. In my view, they are an efficient and effective method of achieving GIZ-O3(2) which requires that the use and development in the General Industrial Zone is not compromised by the establishment of sensitive activities.
- 77 I also note that setbacks are used throughout the PDP to separate potentially incompatible activities. I consider they will also assist in achieving both GRUZ-P2(3) which ensures activities that can generate

significant adverse effects and sensitive activities are well separated from each other and the recommended amendments to GRUZ-P5. The recommended setback will also assisting in achieving GIZ-O3 which requires that the use and development in the General Industrial Zone is not compromised by the establishment of sensitive activities.

78 I recommend that GRUZ-S4 be amended as follows:

GRUZ-S4 Setbacks for sensitive activities		
General Rural Zone	1.	Not applicable
	2.	
	3.	
	4. No new sensitive activity may be established within 250m from the boundary of any area used for the discharge of industrial trade waste generated by the Clandeboye Dairy Manufacturing Precinct.	
	16	
	

Section 32AA assessment

79 I consider the recommended amendments to GRUZ-P5 and GRUZ-S4 provide greater protection to the Clandeboye Dairy Manufacturing Precinct, while also ensuring that appropriate levels of amenity are provided around new sensitive activities. I consider the PDP will be more effective than the notified provisions in achieving GRUZ-O2(2).

80 The recommended amendments will not have any greater environmental or cultural effects than the notified provisions. The economic cost of the proposed setback rule above may include the reduced development potential of land within the GRUZ, and the increased resource consent costs for landowners seeking to establish sensitive activities. However, these costs may be offset by the social benefits of the proposed setback, such as ensuring an appropriate level of amenity for new sensitive activities and reduced conflicts between incompatible land uses. On balance, I consider the social benefits outweigh the potential economic costs.

Non-commercial small fixed-wing aircrafts

¹⁶ Fonterra [165.129]

- 81 Within my summary statement presented at the hearing, I have agreed in principle that the setbacks included within GRUZ-R14 are excessive for managing the noise associated with non-commercial small fixed-wing aircrafts. I consider an alternative framework for managing these activities within the PDP would be appropriate.
- 82 I developed proposed provisions to implement that recommendation, which were sent to the submitters on 2 September 2024. The submitters have advised that a response is forthcoming.
- 83 I propose to report back to the Hearing Panel with an update on this matter by **25 October 2024**.

Blandswood

- 84 Following the hearing I have had several meetings with Mr Collins and Ms Melrose and Ms Williams for the Department of Conservation (DOC). All of the other Blandswood submitters¹⁷ have also been copied into the correspondence on these amendments. We have agreed that the Blandswood area should be re-zoned from Open Space Zone (OSZ) to SETZ with an additional Blandswood Precinct which ensures that the residential character and natural qualities of the Blandswood Precinct are maintained. I have provided recommended drafting which is attached at **Appendix B**.
- 85 DOC have agreed to the drafting within **Appendix B**, with a caveat that they may seek further amendments to PRECX – P1 and SETZ-R4 relating to the avoidance of adverse effects on the natural environment subject to the outcomes of the Ecosystems and Indigenous Biodiversity (ECO) chapter and whether the indigenous vegetation clearance rules/bat protection overlay provisions are amended.
- 86 For completeness, I acknowledge there will need to be consequential amendments to the OSZ chapter removing references Blandswood. This will be undertaken as part of the recommendations on the OSZ within Hearing Stream D.
- 87 I also note that submission points from three submitters relevant to Blandswood were not allocated to the Rural topics hearing. They are submission points from Robert Whitham (121.1), Amy Alison (126.1) and

¹⁷ Carson, J [8.1], Smith, R [9.1], Lamb, M [24.1], Jesen, S [67.1], Melrose, R [69.1], Collins, G J and K V [71.1], Jowett, M [75.1], Challies and Ireland [77.1], Treeby, C [93.1], Bras, A [96.1], Woods, D [102.1], Ireland, G and J [110.1], Laird, H [111.1], Whitham, R [121.2], Buchanan and Small [123.1], Alison, A [126.2], Twaddle, N. J [127.2], Collins, D W and S M [141.1], Wilkinson, G A and V L [144.1], Bras, C [154.1], Melrose, G and S [195.1], Bras, P [232.1]

Nicolas John Twaddle (127.1). These submitters raised the following points relating to Blandswood:

- (a) Absence of specific plan provisions to manage natural hazard risk and effects on existing and future landowners and council infrastructure from Kowhai Stream;
- (b) Absence of specific analysis and subsequent reporting on the existing landscape character of 'Blandswood' (and surrounding rural, rural residential and urban allotments) and appropriateness of future growth and development; and
- (c) Absence of specific analysis and subsequent reporting on appropriateness of Open Space Zoning of Blandswood Area.

88 These submission points have been allocated to future hearings. The submitters have been included in all correspondence relating to drafting the SETZ provisions for Blandswood. I have also emailed them directly seeking confirmation as to whether these submissions points are addressed by the Blandswood provisions. I have not had any correspondence from those submitters. My recommendations are therefore made on the basis that these submission points are addressed by the agreed provisions, however they may need to be re-visited if these submitters raise specific issues in future hearings.

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- 89 The introduction of PRECX- O1 provides a bespoke objective for a very unique area of the district. The consent of this objective is largely taken from the notified version of "PREC4-O1 - The character and qualities of the Holiday Hut Precinct" and modified to apply specifically to the Blandswood area. I consider the bespoke objective provide greater direction on the purpose, character and qualities of the Blandswood Precinct. I consider that the recommended amendments to the objective are the most appropriate to achieve the purpose of the RMA.
- 90 In relation to policies, rules, standards, I consider the recommended amendments will have a social, environmental and economic benefit. The amendments to the SETZ will require that most built form within the Blandswood area will require resource consent, usually as a restricted discretionary activity. This resource consent process will ensure that the character and qualities of the Blandswood Precinct are maintained, while also providing a clear consent pathway for these activities.

91 The bespoke provisions also provide social benefits as the community of Blandswood consider that the descriptions of the PREC4 - Holiday Hut Precinct zone does not accurately describe the character of the Blandswood area, which are not “holiday huts” but instead are a community of established residential dwellings. The bespoke provisions better acknowledge the unique nature of this area. I do not consider the recommended amendments will have any greater cultural effects than the notified provisions.

Reverse sensitivity - HortNZ and NZPork

92 Mr Hodgson for HortNZ within paragraphs 21 - 39 of his evidence discusses:

- (a) GRUZ-R7 Educational Facilities;
- (b) GRUZ-R8 Supported Residential Care Activity; and
- (c) GRUZ-R9 Residential Visitor Accommodation.

93 At paragraph 33 he states that his preference is that these activities have a restricted discretionary status with matters of discussion covering reverse sensitivity, cumulative effects and mitigations that might be provided to address the effect. I retained the view set out within paragraphs 10.19.3, 10.20.3, and 10.12.3 of my s42A report. I consider the introduction of these activities will not increase the sensitivity of the activity to the effects of primary production to such an extent that it would warrant the need for a consent application.

94 Within paragraph 34 – 39 he suggests that if GRUZ-S4 is applied as a permitted activity standard he notes that GRUZ-S4(2) is not applicable as it applies to new buildings and not existing residential units within which these activities are required to establish. As such, he suggests additions to GRUZ-S4(2) to ensure they apply to new sensitive activities established in existing residential units.

95 Given the assessment of the objectives and policies of the NPS-HPL, CRPS, and PDP set out above, I agree the GRUZ needs to ensure that primary production activities are not compromised by new sensitive activities. I agree with the suggestion from Mr Hodgson that an amendment is made to GRUZ-S4(2) to ensure that the setbacks within GRUZ-S4(2) also apply to new sensitive activities being established in an existing residential unit. I also recommended a consequential amendment to both GRUZ-R8 and GRUZ-S9 to ensure GRUZ-S4 is complied with as a permitted activity. In relation to GRUZ-R7 Educational Facilities, I note that

PER-4 of GRUZ-R7 already requires that all the standards of this GRUZ chapter are complied with, so no additional amendment to this rule is required.

- 96 Given the above assessment, I recommended that GRUZ-R8, GRUZ-R9, and GRUZ-S4(2) are amended as follows:

GRUZ-R8	Supported residential care activity	
General Rural Zone	Activity status: Permitted Where PER-1 The supported residential care activity is within, and ancillary to the use of, an existing principal residential unit; and PER-2 The maximum occupancy does not exceed six residents, not including any staff. PER-3 GRUZ-S4 is complied with. ¹⁸	Activity status where compliance not achieved: Discretionary
GRUZ-R9	Residential visitor accommodation	
General Rural Zone	Activity status: Permitted Where: PER-1 The visitor accommodation is contained within, and ancillary to the use of, an existing principal residential unit; and PER-2 The maximum occupancy is six guests per night. PER-3 GRUZ-S4 is complied with. ¹⁹	Activity status where compliance not achieved with: Discretionary

¹⁸ Hort NZ [245.126], NZ Pork [247.27]

¹⁹ Hort NZ [245.127], NZ Pork [247.28]

GRUZ-S4	Setbacks for sensitive activities	
General Rural Zone	<ol style="list-style-type: none"> 1. ... 2. No new building for a sensitive activity may be erected and no new sensitive activity may be established in an existing residential unit²⁰ within 20m from any other site boundary in a different ownership where a primary production activity is being conducted, unless the site existed prior to 22 September 2022, in which case a 10m setback applies; 3. 	Not applicable

Section 32AA assessment

- 97 I consider the recommended amendment to GRUZ-R8, GRUZ-R9, and GRUZ-S4 achieve the requirement within GRUZ-O1 to provide for primary production activities. I consider the recommended amendments will have an environmental, social and economic benefit as it will ensure that new sensitive activities are setback from existing primary production activities reducing the risk of reverse sensitivity effects. I do not consider the recommended amendments will have any greater cultural effects than the notified provisions.

Shelterbelts - HortNZ

- 98 Mr Hodgson for HortNZ within paragraphs 48 - 53 of his evidence suggests additions to GRUZ-S4(3) - Setbacks for sensitive activities. As notified GRUZ-S4(3) requires that new buildings for a sensitive activity must not be erected within 20m of an existing shelter belt. He has suggested this setback is extended to 30 metres to align with GRUZ-R15 PER-3 - Shelterbelts and woodlots, which requires any shelterbelt or woodlot shall be setback 30m from any residential unit or other principal building on an adjoining property.
- 99 I agree with the suggested amendment. I agree that a reciprocal 30 metre setback should be required for both new shelterbelts and new residential units. I have also recommended a minor amendment to GRUZ-S4 to clarify that these setbacks do not apply to a new sensitive activity being

²⁰ Hort NZ [245.127], NZ Pork [247.28]

established within the same site on which a lawfully established shelterbelt is located, as the reference to “shelterbelt” is missing from the standard.

100 Given the above assessment, I recommend that GRUZ-S4(3) is amended as follows:

GRUZ-S4	Setbacks for sensitive activities	
General Rural Zone	<ol style="list-style-type: none"> 1. ... 2. ... 3. No new building for a sensitive activity may be erected within 23²¹0m of an existing shelter belt. <p>Except that these setbacks do not apply to a new sensitive activity being established within the same site on which a lawfully established: intensive primary production activity; effluent disposal; shelterbelt;²² quarry or mine; is located.</p>	Not applicable

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101 I consider the recommended amendments to GRUZ-S4 are minor in nature but improves the clarity and interpretation of the provision. I do not consider the recommended amendments will have any greater economic, social, and cultural effects than the notified provisions.

Clean fill - EnviroNZ

102 Ms Rosser for EnviroNZ within paragraphs 5.1 – 5.8 of her evidence suggests additions to the GRUZ chapter to provide a discretionary activity for cleanfill activities.

²¹ Consequential amendment to HortNZ [245.118]

²² Clause 16(2) RMA

103 As noted in the evidence of Ms Rosser, both “Cleanfill area”²³ and “Cleanfill Material”²⁴ are defined within the PDP, and both definitions have come from the National Planning Standards. I agree that there should be separate management approaches for clean fill and landfills.

104 I note that the definition of “quarrying activities” includes the “cleanfilling of the quarry”. GRUZ-R24 requires that quarrying not listed in GRUZ-R16 or GRUZ-R23 is a discretionary activity. I consider aligning the activity status of cleanfills associated with a quarry activity and cleanfills more generally ensures consistency within the GRUZ. Given this, I agree that it is appropriate to manage cleanfills through a discretionary consent process rather than a non-complying consent process.

105 Given the above assessment, I recommended a new discretionary rule GRUZ-R27A is added to the GRUZ as follows:

<u>GRUZ-R27A</u>	<u>Cleanfill area</u>	
<u>General Rural Zone</u>	<u>Activity status: Discretionary</u>	<u>Activity status where compliance not achieved: Not applicable²⁵</u>

106 NOTE: I have recommended that the new rule be labelled GRUZ-R27A, as the architecture of the PDP is such that the “catch all” rule within each chapter is the last discretionary rule, which in the GURZ is GRUZ-R28. Given this, within the final reply report I intend to re-number rule GRUZ-R27A to GRUZ-R28 and GRUZ-R28 to GRUZ-R29.

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²³ CLEANFILL AREA: means an area used exclusively for the disposal of cleanfill material.

²⁴ CLEANFILL MATERIAL: means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of:

- combustible, putrescible, degradable or leachable components;
- hazardous substances and materials;
- products and materials derived from hazardous waste treatment, stabilisation or disposal practices;
- medical and veterinary wastes, asbestos, and radioactive substances;
- contaminated soil and other contaminated materials; and
- liquid wastes.

²⁵ Enviro NZ [162.17]

107 I consider the addition of new rule GRUZ-R27A is minor in nature but provides a slightly more enabling consent process for cleanfills which may provide an economic benefit to applicant seeking to gain consent for a cleanfill. I do not consider the recommended amendments will have any greater environmental, social, or cultural effect than the notified provisions.

Andrew MacLennan

20 September 2024

APPENDIX A

Status of issues raised in evidence – Rural Zones – Hearing B

Notes:

- 108 *Status: The status of the issue reflects my understanding of the status of resolution as between those submitters who pre-circulated evidence for Hearing B. It does not attempt to reflect whether the issue is agreed between submitters who did not pre-circulate evidence for Hearing B.*
- 109 *Status: An asterisk (*) against the status denotes where I have made an assumption based on the amendments I have recommended. However, I am not certain as to that status because the amendments I have recommended are different to that sought by the submitter.*
- 110 *Relevant submitters: Relevant submitters are those who pre-circulated evidence for Hearing B. Other submitters who did not pre-circulate evidence may be interested in the issue (as submitters in their own right, or as further submitters) but they have not been listed here.*

Issue (raised in evidence)	Relevant provision(s)	Status	Relevant submitter(s) that pre-circulated evidence	Post-hearing interim reply
<u>Airstrips and helicopter landing areas</u> GRUZ-R14 will impose unnecessary regulation on the activities of small, fixed wing aircraft and associated activities, despite no evidence of them having caused noise or amenity issues within the Timaru District. Seek that fixed wing aircraft are exclude from GRUZ-R14	GRUZ-R14	Outstanding	Ian Sinclair (39.1) John Evans (45.1) Sidney McAuley (57.1) Helicopters Sth Cant (53.2)	Within my summary statement I have agreed in principle that the setbacks included within GRUZ-R14 are excessive for managing the noise associated with non-commercial small fixed-wing aircrafts. I consider an alternative framework for managing these activities within the PDP would be appropriate. I am working with the submitters to develop amendments to the PDP to resolve the submitters concerns.
Replace “rural production” with ‘primary production’ within GRUZ-R14A (Michelle evidence, para [3.4])	GRUZ-R14A	Resolved	NZAAA (132.1) – Tony Michelle	I agree with the submitter that “rural production” should be replaced with “primary production” as primary production is a defined term within the PDP and this would add certainty to the proposed rule. I disagree a new definition of “Agricultural aviation activities” is required. I note that “Agricultural aviation activities” are not referred to

Issue (raised in evidence)	Relevant provision(s)	Status	Relevant submitter(s) that pre-circulated evidence	Post-hearing interim reply
				<p>with GRUZ-R14 or GRUZ-R14A. Instead, I consider the content of the suggested definition should be incorporated into GRUZ-R14A.</p> <p>I have discussed this amendment with the submitter who supports this recommended amendment.</p> <p>This recommended amendment will be included within the drafting associated with the drafting of GRUZ-R14 and GRUZ-14A.</p>
<p>Replace "rural production" with 'primary production' within GRUZ-R14A</p> <p>(Michelle evidence, para [3.4])</p>	GRUZ-R14A	Resolved	NZHA (265.1) – Richard Milner	As above.
<p><u>Inclusion of 'operational need'</u></p> <p>Add the following to SETZ P4:</p> <p><i><u>x. there is a functional or operational need for the activity to locate within the Zone; or</u></i></p> <p>(McLeod evidence, at para [30]).</p>	SETZ-P4	Resolved	Transpower (159.98) - Ainsley McLeod	I agree with Ms McLeod that there is an issue with relationship between SETZ-P4, RLZ-P9 and the EI chapter that needs to be resolved. I agree with Ms White that this is best resolved via an amendment to the EI chapter.
<p><u>Brookfield subdivision</u></p> <p>Increase site coverage standard (RLZ-S3) for the Brookfield subdivision from 10% to 12.5%</p>	RLZ-S3	Outstanding	MFL (60.47) - Melissa McMullan and Chris McKnight	I retain the view that the site coverage standard (RLZ-S3) for the Brookfield subdivision of 10% is appropriate. The proposed 10% site coverage within the PDP will resolve the concerns within the ODP raised by submitters at the

Issue (raised in evidence)	Relevant provision(s)	Status	Relevant submitter(s) that pre-circulated evidence	Post-hearing interim reply
(McMullan evidence, at para [1.1]).				hearing (which restrict the size of garages within the subdivision). Given the average size of the sites are 5000m ² , 10% site coverage provides for a 500m ² dwelling and garage, which in the context of the Brookfield subdivision, in my view is an appropriate permitted standard.
<u>Amend GRUZ-R4 PER-1 be as follows:</u> “There is a minimum site area of 40 hectares per residential unit unless the site was created before 22 September 2022 is subject to a subdivision consent approved by Council before the date the Timaru District Plan becomes fully operative.”	GRUZ-R4 PER-1	Resolved	MFL [60.42] - Melissa McMullan	I agree with Ms McMullan that amendments are required to the rule. We have recommended some agreed drafting in paragraph 53 above.
<u>GRUZ-O2</u> Delete GRUZ-O2 (3) (Wharfe evidence, at para [5.20])	GRUZ-O2 (3)	Outstanding	Payne (160) - Lynette Wharfe	I disagree with the suggested amendment. I consider a refinement of GRUZ-O2(3) would be appropriate to ensure it relates to the amenity of “existing” sensitive activities. I support the introduction of ‘Existing’ with GRUZ-O2(3). This is discussed in paragraphs 55 - 61 above.
<u>Clandeboyne – Rezoning</u> Rezone Clandeboyne site to Special Purpose Zone: Clandeboyne Dairy Manufacturing Zone (“CDMZ”). The new zone includes two new objectives, three new policies, three new activity rules and three new standards. The bulk and location of buildings on the Clandeboyne site will be managed by an Outline Development Plan	Re-zoning relief	Resolved	Fonterra (165.1) - Susannah Tait	Following the hearing, I have had several meetings with Ms Tait for Fonterra to discuss the provisions for the Clandeboyne site. We are largely agreed on content of the provisions that should apply to the Clandeboyne Dairy Manufacturing site. Ms Tait prefers a special purpose zone, and I prefer retaining the GIZ zoning with the addition of a precinct.

Issue (raised in evidence)	Relevant provision(s)	Status	Relevant submitter(s) that pre-circulated evidence	Post-hearing interim reply
<u>(Tait evidence, at para [4.2])</u>				We will provide the Hearing Panel with a Joint Witness Statement setting out our preferred approaches.
<u>GRUZ-P5 - Reverse sensitivity</u> Include reference to the “Clandeboyne Dairy Manufacturing Zone” within GRUZ-P5 <u>(Tait evidence, at para [7.10])</u>	GRUZ-P5	Resolved	Fonterra (165.127) - Susannah Tait	Rural industry is defined as: <i>means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</i> I agree with the submitter that the “Clandeboyne Dairy Manufacturing Precinct” is not a “rural industry” as the site is located in an Industrial Zone within the PDP and therefore is not undertaken in a rural environment. I agree that “Clandeboyne Dairy Manufacturing Precinct” be added to GRUZ-P5. This is discussed in paragraph 78 above.
<u>GRUZ-S4 – Setbacks for sensitive activities</u> Add the following to GRUZ-S4: <u>No new sensitive activity may be established within 250m from the boundary of any area used for the discharge of industrial and trade waste generated by the Clandeboyne Dairy Manufacturing Zone.</u> (Tait evidence, at para [7.16])	GRUZ-S4	Resolved	Fonterra (165.129) - Susannah Tait	I agree with the submitter that new sensitive activities should be setback 250m from the boundary of any area used for the discharge of industrial and trade waste generated by the Clandeboyne Dairy factory. This is discussed in paragraph 86 above.
<u>Blandswode zoning</u>	Re-zoning request	Resolved	Dir. General Conservation (FS166.33,) - Elizabeth Williams	I have met with the Blandswode submitters and also DOC to develop an alternative rule package for the SETZ

Issue (raised in evidence)	Relevant provision(s)	Status	Relevant submitter(s) that pre-circulated evidence	Post-hearing interim reply
<p>Decline submissions to rezone the Blandswood area to the Settlement Zone.</p> <p>Seek 3m setback from boundary adjoining Natural Open Space Zone if any change from OSZ.</p> <p>(Williams evidence, at para [29])</p>				<p>that incorporates a bespoke package of provisions for the Blandswood area.</p> <p>We have recommended some agreed drafting as discussed in paragraph 92 - 99 above.</p>
<p><u>Gravel Extraction Overlay</u></p> <p>Evidence of Ms William (DOC) states that a new gravel extraction overlay is not required. (Williams evidence, at para [21])</p> <p>This position is agreed to by Mr Hole (Rooney Group)</p> <p>(Hole evidence, at para [10])</p>	New gravel extraction overlay	Resolved	<p>Dir. General Conservation (FS166.30) - Elizabeth Williams</p> <p>Rooney Group (249.5) - Nathan Hole</p>	
<p><u>GRUZ-P5</u></p> <p>Amend GRUZ-P5 to include existing mining and quarrying activities</p> <p>(Hole evidence, at para [18])</p>	GRUZ-P5	Resolved	Rooney Group (249.5) - Nathan Hole	<p>Given the definition of “Primary production” includes the “mining and quarrying” this resolves the concerns raised in the within evidence.</p>
<p><u>GRUZ-O3</u></p> <p>Amend GRUZ-O3 to include “existing mining and quarrying activities”.</p> <p>(Hole evidence, at para [19])</p>	GRUZ-O3	Resolved	Rooney Group (scope for suggested change not clear) - Nathan Hole	<p>Given the definition of “Primary production” includes the “mining and quarrying” this resolves the concerns raised in the within evidence.</p>

Issue (raised in evidence)	Relevant provision(s)	Status	Relevant submitter(s) that pre-circulated evidence	Post-hearing interim reply
<u>GRUZ-O3, GRUZ-O4, GRUZ-P1 and GRUZ-P5</u> Silver Fern Farms supports the Rural Zones section 42A author's recommended amendments to the above provisions (Tuck evidence, at para [4])	GRUZ-O3, GRUZ-O4, GRUZ-P1 and GRUZ-P5	Resolved	Silver Fern Farms (172.112, 172.113, 172.114, 172.116) - Steve Tuck	
<u>KiwiRail Setback</u> Include a 5m setback standard in the SETZ adjacent to the rail corridor and two additional matters of discretion (Gifford evidence, at para [7.1])	SETZ-S3	Outstanding	KiwiRail (187.85) – Alex Gifford	This is address within the interim reply report of Ms White. I agree with her updated response.
<u>Waihi School</u> Include a new 'PREC8 – Waihi School Precinct' and associated amendments over the Waihi School site. (Gallagher evidence, at para [3])	PREC8-P1, GRUZ-R7, SCHED16A	Resolved	Waihi School (236.1) - Penelope Gallagher	
<u>Reverse sensitivity</u> Require that educational facilities, supported residential care, residential visitor accommodation require compliance with GRUZ-S4. (Hodgson evidence, at para [21 - 39])	GRUZ-R7, GRUZ-R8, GRUZ-R9	Resolved	HortNZ (245.125, 245.126, 247.127) and NZPork (247.26, 247.27, 247.28) - Vance Hodgson	Given the assessment of the CRPS above, I agree the GRUZ needs to ensure that that primary production activities area not compromised by new sensitive activities. As such, I support the additional standard suggested by Mr Hodgson.
<u>Recreation activities</u>	GRUZ-R11	Outstanding	HortNZ (245.114) and NZPork (247.29)	I retain the view within my s42A report that the activities included within the definition of "recreational activities"

Issue (raised in evidence)	Relevant provision(s)	Status	Relevant submitter(s) that pre-circulated evidence	Post-hearing interim reply
The setbacks within GRUZ-S4 should apply to all recreation activities (Hodgson evidence, at para [47])				would not be considered sensitive activities and therefore the additional standard is not required.
<u>Shelterbelts</u> Include a reciprocal 30m setback for new shelterbelts and new residential units (Hodgson evidence, at para [48 -52])	GRUZ-S4	Resolved	HortNZ (245.32) - Vance Hodgson	I agree with the suggested amendment that a reciprocal 30m setback for new shelterbelts and new residential units. This additional setback standard could be incorporated into GRUZ-S4(5). This is discussed in paragraphs 106 - 108 above.
<u>Artificial Crop Protection Structures</u> A maximum height of 6m within the 5m setback is also included in the rule structure. (Hodgson evidence, at paras [54-62])	GRUZ-R18	Outstanding	HortNZ (245.120) - Vance Hodgson	I retain the view that the graduated setback standards within GRUZ-R18 PER-3, which set the height limits based on the distance from a boundary, provide flexibility as to the height of the structure while also ensuring that the amenity of the sites adjoining the artificial crop protection structures is retained.
<u>Mobile pig shelters</u> Seek an exclusion to GRUZ-R1 for moveable pig shelters. (Hodgson evidence, at para [62])	GRUZ-R1	Resolved	NZPork [247] - Vance Hodgson	I agree with the suggested amendment to exclude farrowing huts 10m2 in area and less than 2m in height from GRUZ-R1, PER-4(2). This is discussed in paragraph 17 above.
<u>Seasonal worker accommodation</u> Support the rule proposed and recommendation of the s42 report writer. (Hodgson evidence, at para [68])	GRUZ-P9 and GRUZ-R19	Resolved	HortNZ (245.24) - Vance Hodgson	

Issue (raised in evidence)	Relevant provision(s)	Status	Relevant submitter(s) that pre-circulated evidence	Post-hearing interim reply
<u>Permanent worker accommodation</u> Support the rule proposed and recommendation of the s42A report writer. (Hodgson evidence, at para [71])	GRUZ-P9 and GRUZ-R20	Resolved	NZPork [247.30] and HortNZ [245.122]	
<u>Shelterbelts</u> Considers GRUZ-R15 should be modified to require that no trees or shelterbelts shall be planted within 15m of SH1 unless they are of an indigenous variety - preferably state “from a local indigenous source (Lucas evidence)	GRUZ-R15	Outstanding	HB [74.3]	Retain the view within my s42A report (paragraph 10.26.8) that there should be no restrictions on planting indigenous vegetation adjoining SH1 for amenity purposes, and the outcome sought would be better achieved through non-statutory methods such as promoting indigenous planting. This is discussed in paragraph 16 above.
<u>Clean fill</u> Considers that “clean fills” and “manage fills” should be managed separately within the GRUZ. Suggests “manged fills” should retain the non-complying activity within GRUZ-R29 and “clean fills” should be managed as a discretionary activity within a new rule. (Rosser evidence at paras 5.1 to 5.8)	GRUZ-R29.	Resolved	Envrio NZ [162.17]	I agree with Ms Rosser that a new rule could be included for “clean fills” within the GRUZ as a discretionary activity. This is discussed in paragraphs 110 - 115 above.

APPENDIX B – Updated Recommendations (Hearing B)

- General Rural Zone
- Rural Lifestyle Zone
- Settlement Zone

General Rural Zone

Introduction

The General Rural Zone is the largest zone in the District. The General Rural Zone is a dynamic environment, influenced by changing land use practice and by a wide range of primary production activities. As the land resource in this zone is a major contributor to the economic, social and cultural wellbeing of the District, and provides for the essential health needs of people and communities through food production, this chapter seeks to enable primary production (including intensive primary production) and a range of ancillary and associated activities that support primary production. Primary production activities are generally required to comply with standards to minimise adverse effects on sensitive activities and the environment.

The General Rural Zone includes a range of environments including hill and high country, downlands, plains and coastal areas, each with their own associated landscapes, vegetation and ecosystems. It also includes sensitive environments such as Outstanding Natural Landscapes, Outstanding Natural Features, Significant Natural Areas and Sites and Areas of Significance to Māori. The potential impact of activities on sensitive environments in the General Rural Zone is managed through the district wide chapters.

The General Rural Zone also contains aggregate and mineral resources that are of considerable social and economic importance to the District and the wider region. These resources are only available where they occur and their extraction can be constrained by conflicting land uses. Extraction of these resources can potentially have significant impacts on the environment if not managed appropriately. Accordingly, this chapter seeks to manage extractive activities by way of consent.

Objectives

GRUZ-01 Purpose of the General Rural Zone

The General Rural Zone predominantly provides for primary production, including intensive primary production, as well as a limited range of activities that support primary production, including associated rural industry, and other activities that require a rural location.

GRUZ-02 Character and qualities of the General Rural Zone

The character and qualities of the General Rural Zone comprise:

1. large allotments with large areas of open space; and
2. a working environment of mostly utilitarian buildings ~~and~~ structures and machinery¹ where primary production generates noise, odour, light overspill and traffic, often on a cyclic and seasonable basis; and
3. higher levels of amenity immediately around existing² sensitive activities and zone boundaries; and
4. vegetation, pasture, crops and forestry and livestock across a range of landscapes.

GRUZ-03 Protecting primary production

The land resource of the General Rural Zone is not diminished by activities with no functional or operational need to locate in the General rural zone, and primary production is protected from reverse sensitivity effects ~~sensitive activities~~³.

¹ NZ Frost Fans [255.19]

² NZPork [247.19]

GRUZ-O4 Protecting sensitive activities and sensitive zones

Intensive primary production, mining, quarrying and other intensive activities avoid or minimise ~~generates no or minimal~~⁴ adverse effects on:

1. existing⁵ sensitive activities; and
2. land ~~close to~~ Residential, Rural Lifestyle, sSettlement, Māori Purpose and Open space zones.⁶

GRUZ-O5 Mining and quarrying

Mining and quarrying occurs in the General Rural Zone where the resource exists and where it will avoid or minimise ~~generates no or minimal~~ adverse effects on the sensitive environments, and sensitive activities and the transport network.⁷

GRUZ-O6 Conservation activities

A range of conservation activities occur in the General Rural Zone.

Policies

GRUZ-P1 Primary production activities

Enable a range of primary production activities, where they:

1. allow for the ongoing productive use of land for present and future generations; or
2. maintain the character and qualities of the General Rural Zone; and
3. meet the standards and requirements to minimise adverse effects on existing⁸ sensitive activities and the environment.

GRUZ-P2 Character and qualities of the General Rural Zone

The character and qualities of the zone are maintained by:

1. requiring a large minimum allotment size that ensures ample open space around buildings; and
2. controlling the height and setbacks of buildings and structures; and
3. ensuring activities that can generate significant adverse effects and sensitive activities are well separated from each other.

GRUZ-P3 Small scale commercial activities

Provide for small-scale commercial activities, where they:

1. support, or are ancillary to primary productive activities; or
2. are ancillary and subordinate to the site's principal residential unit; and
3. are compatible ~~or complementary~~ complementary⁹ with the character and qualities of the Zone; and
4. are of size, scale and nature that will not compromise primary production.

GRUZ-P4 Emergency services facilities

Allow for emergency service facilities but require that they are designed and located to minimise adverse effects on existing activities and the character and qualities of the Zone.

³ Helicopters Sth Cant. [53.20], Ballance [86.11], NZAAA [132.24]

⁴ Silver Fern Farms [172.113], Alliance Group [173.115]

⁵ Silver Fern Farms [172.113], Alliance Group [173.115]

⁶ Silver Fern Farms [172.113], Alliance Group [173.115]

⁷ Waka Kotahi [143.146]

⁸ Silver Fern Farms [172.114]

⁹ [Clause 16\(2\)](#)

GRUZ-P5 ~~Protecting primary production~~ Reverse sensitivity¹⁰

Manage sensitive activities in the zone to ensure:

1. they are located to avoid adverse effects on primary production and rural industry activities¹¹; or
2. if avoidance is not possible, the sensitive activity includes mitigation measures so that there is minimal potential for adverse effects on the sensitive activity from primary production or rural industry activities.¹²

GRUZ-P6 Mining and quarrying activities

1. Enable small scale quarry activities (up to 2,000m²), subject to requirements to protect the environment and sensitive activities;
2. Only allow mining and other quarry activities in the General rural zone where:
 - a. adverse effects on sensitive environments¹³ and sensitive activities are avoided, or if avoidance is not possible minimised; and
 - b. adverse effects on primary production and other activities are managed in accordance with appropriate management plans; and
 - c. vehicle access is suitable and safe, and traffic generation can be safely and efficiently accommodated by the surrounding road network; and
 - d. adverse effects on protected rock art and archaeological sites are avoided; and
 - e. adverse effects on local character and qualities are minimised; and
 - f. sites are progressively rehabilitated to enable the establishment of a land use consistent with the surrounding area.

GRUZ-P7 Industrial activities, rural industries and other activities

¹⁰ Consequential amendment to Silver Fern Farms [172.116], Rural Contractors [178.7]

¹¹ Silver Fern Farms [172.116], Rural Contractors [178.7]

¹² Consequential amendment to Silver Fern Farms [172.116], Rural Contractors [178.7]

¹³ Clause 16(2) of the RMA

1. Only allow rural industries and other activities (not listed in the rules) in the General Rural Zone where:
 - a. the activity
 - i. was legally established use not permitted in the zone; or
 - ii. supports primary production; or
 - iii. has a functional or operational need for the activity to locate within the Zone; and
 - b. the activity is compatible or ~~complimentary~~ complementary¹⁴ with the character and qualities of the Zone; and
 - c. there is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; and
 - d. there is adequate water supply provided for firefighting purposes; and
 - e. the scale, location and intensity of the activity will not compromise the efficiency and safety of the roading network; and
 - f. the activity does not constrain existing primary production or the establishment of activities otherwise permitted within the General rural zone; and
 - g. any adverse effects on primary production, sensitive activities, zone boundaries or sensitive environments are avoided, and if avoidance is not possible, adverse effects are minimised.
2. Avoid other industrial activities unless:
 - a. the matters under GRUZ-P7.1 above are complied with; and
 - b. the activity:
 - i. can demonstrate that it cannot be provided for in the General Industrial Zone, or an extension of the General Industrial Zone; or
 - ii. is of such a small scale or nature that all adverse effects on primary production, sensitive environment or sensitive activities will be avoided.

GRUZ-P8 Residential activities (not including workers accommodation listed in GRUZ-P9)

Provide for residential activities in the General rural zone where:

1. fragmentation of rural land for non-primary production activities is avoided; and
2. the character and qualities of the General rural zone are maintained; and
3. the requirements of GRUZ-P5 are met; and
4. any minor residential unit is ancillary and subordinate to the site's principal residential unit.

GRUZ-P9 Workers accommodation

Provide for permanent workers accommodation and seasonal workers accommodation to support primary production where:

1. the site has an area of at¹⁵ least 40 hectares for permanent workers accommodation, or 20ha for seasonal workers accommodation; or
2. on smaller sites where it can be demonstrated that it is required to meet the needs of the site's primary production activity; and
3. measures are put in place to ensure the workers accommodation cannot be subdivided off or sold separately to the site; and
4. the necessary infrastructure is provided and adverse effects on adjoining sites are minimised; and
5. the requirements of GRUZ-P5 are met, except for seasonal workers accommodation.

GRUZ-P10 Conservation activities

Enable a range of conservation activities where the character and qualities of the General Rural Zone are maintained.

GRUZ-P11 Wildfire risk

¹⁴ [Clause 16\(2\) RMA](#)

¹⁵ [Clause 16\(2\) RMA](#)

Control the location of woodlots and shelterbelts to reduce the wildfire risk to neighbouring residential properties¹⁶

PREC8-P1 Waihi School Precinct

Recognise and provide for education facilities in the Waihi School Precinct.¹⁷

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

GRUZ-R1	Primary production and intensive primary production, not otherwise listed in this chapter	
General Rural Zone	Activity status: Permitted Where: PER-1 The activity does not include any offensive trade; and PER-2 GRUZ-S5 is complied with; and PER-3 For grazing of stock within 50m of a residential unit under different ownership located in the Māori Purpose Zone, permanent ground cover of no less than 90% must be maintained, except during crop renewal or resowing. PER-4 For milking sheds and buildings used to house or feed stock are located at least: 1. 200m from any land in the Māori Purpose Zone, Settlement Zone and Residential Zones; and 2. 100m from the notional boundary of an existing sensitive activity on a separate site under different ownership. ¹⁸	Activity status where compliance not achieved with PER-3: Restricted Discretionary Matters of discretion are restricted to: 1. the ability to manage grazing practices to ensure amenity effects on adjoining neighbours are minimised.
		Activity status where compliance not achieved with PER-4: Restricted Discretionary Matters of discretion are restricted to: 1. any adverse effect on adjoining properties; and 2. mitigation measures.
		Activity status where compliance not achieved with PER-1 or PER-2: Discretionary

¹⁶ TDC [42.46]

¹⁷ Waihi School [236.1, 236.2]

¹⁸ Keen et al [46.3]

	<p>The setbacks within PER-4 do not apply to movable pig shelters, including farrowing huts 10m² in area and less than 2m in height.¹⁹</p> <p>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	
GRUZ-R2	Pig production for domestic self-subsistence home use	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The pigs are for the subsistence of the people residing on the site and are not sold to anyone not residing on the site; and</p> <p>PER-2 There is ^{are}²⁰ no more than six pigs located on the site and the pigs are setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; or</p> <p>PER-3 There is ^{are}²¹ between 7 and 25 pigs on the site and the pigs are setback a minimum distance of:</p> <ol style="list-style-type: none"> 1. 50m of a building containing an existing sensitive activity on a separate site under different ownership; and 2. 100m of the boundary with a Residential, Rural Lifestyle, Rural Settlement, Māori Purpose or Open Space zone. <p>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	Activity status where compliance not achieved: Discretionary
GRUZ-R3	Keeping of poultry for domestic self-subsistence home use	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The poultry are for the subsistence of the</p>	Activity status where compliance not achieved: Discretionary

¹⁹ NZ Pork [247.31]

²⁰ Clause 16(2) RMA

²¹ Clause 16(2) RMA

	<p>people residing on the site and <u>the poultry and their eggs</u>²² are not sold to anyone not residing on the site; and</p> <p>PER-2 There is no more than 30 birds located on the site; and</p> <p>PER-3 Any building or structure with an area of less than 50m² used to confine chickens is setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p>PER-4 No roosters are kept within 100m from the notional boundary of an existing sensitive activity on a separate site under different ownership; and</p> <p>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	
GRUZ-R4	Residential units, excluding seasonal workers accommodation and permanent workers accommodation	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There is a minimum site area of 40 hectares per <u>principal principle</u>²³ residential unit unless:</p> <p>1. <u>the site was created:</u></p> <p>a) <u>before 22 September 2022 [the date this rule was made Operative]</u>²⁴ <u>or</u></p> <p>b) <u>under a subdivision consent approved by Council before [the date this rule was made Operative];</u>²⁵ and</p> <p>2. <u>the site</u> does not contain an existing <u>principal</u>²⁶ residential unit; and</p> <p>PER-2 There is a maximum of one minor residential unit per principal residential unit provided under PER-1; and</p>	<p>Activity status where compliance not achieved with PER-5: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>
		Activity status where compliance not achieved with PER-6: Discretionary
		Activity status where compliance not achieved with PER-1 to PER-4: Non-complying

²² Spiers, B [66.39]

²³ Clause 16(2) RMA

²⁴ MFL [60.42]

²⁵ MFL [60.42]

²⁶ Clause 16(2) RMA

	<p>PER-3 The minor unit has a maximum gross floor area of 80m²; and</p> <p>PER-4 Access to the minor residential unit, including any car parking area provided for the minor residential unit is accessed from the same access as the principal residential unit; and</p> <p>PER-5 GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-S6 are complied with; and</p> <p>PER-6 GRUZ-S4 is complied with.</p> <p><i>Note: any accessory building to the residential unit must be constructed in accordance with GRUZ-R13.</i></p>	
GRUZ-R5	Residential activities not otherwise listed in this chapter	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 GRUZ-S4 is complied with.</p> <p><i>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</i></p>	Activity status where compliance not achieved: Discretionary
GRUZ-R6	Home business, excluding other permitted activities in this chapter	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where</p> <p>PER-1 The activity is undertaken entirely within, and ancillary to the use of, an existing residential unit; and</p> <p>PER-2 The activity does not occupy a total area greater than 100m²; and</p> <p>PER-3 The resident(s) and a maximum of three other people not resident on the site are employed; and</p> <p>PER-4 No articles produced by the business are sold or displayed for sale on the premises;</p>	Activity status where compliance not achieved: Discretionary

	<p>and</p> <p>PER-5 The home business does not involve an offensive trade or a licenced premise.</p> <p><i>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</i></p>	
GRUZ-R7	Educational facilities	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where</p> <p>PER-1 The activity is undertaken within, and ancillary to the use of, an existing principal residential unit; and</p> <p>PER-2 The education facility is for a childcare service, or home schooling; and</p> <p>PER-3 The maximum number of children attending at any one time is six, excluding any children who live there; <u>and</u></p> <p>PER-4 <u>All the Standards of this chapter are complied with.</u>²⁷</p>	<p>Activity status where compliance not achieved with: <u>Restricted</u> Discretionary</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the matters of discretion of any infringed standard; and</u> 2. <u>the location and design of buildings and any proposed car parking and loading areas and access; and</u> 3. <u>hours of operation; and</u> 4. <u>noise, disturbance and loss of privacy of neighbours;</u> 5. <u>screening and landscaping;</u> 6. <u>waste treatment and disposal; and</u> 7. <u>whether the activity has a operational or functional need to locate in the General Rural Zone.</u>²⁸
PREC8 - Waihi School Precinct	<p><u>Activity status: Permitted</u></p> <p><u>Where</u></p> <p><u>PER-1</u> <u>The education facility complies with GRUZ-S1 to GRUZ-S3; and</u></p> <p><u>PER-2</u> <u>The education facility complies with GRUZ-S4.</u>²⁹</p>	<p><u>Activity status where compliance not achieved with PER-1: Restricted discretionary</u></p> <p><u>Matters of discretion are restricted to: - the matters of discretion of any infringed standard(s).</u></p> <p><u>Activity status where compliance not achieved with PER-2: Discretionary</u>³⁰</p>
GRUZ-R8	Supported residential care activity	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where</p> <p>PER-1</p>	Activity status where compliance not achieved: Discretionary

²⁷ MoE [106.23]

²⁸ MoE [106.23]

²⁹ Waihi School [236.1, 236.2]

³⁰ Waihi School [236.1, 236.2]

	<p>The supported residential care activity is within, and ancillary to the use of, an existing principal residential unit; and</p> <p>PER-2 The maximum occupancy does not exceed six residents, not including any staff.</p> <p>PER-3 GRUZ-S4 is complied with.³¹</p>	
GRUZ-R9	Residential visitor accommodation	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The visitor accommodation is contained within, and ancillary to the use of, an existing principal residential unit; and</p> <p>PER-2 The maximum occupancy is six guests per night.</p> <p>PER-3 GRUZ-S4 is complied with.³²</p>	Activity status where compliance not achieved with: Discretionary
GRUZ-R10	Conservation activities	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Land, buildings, and structures, equipment, machinery, vehicles and aircraft³³ are used for:</p> <ul style="list-style-type: none"> • <u>1.</u> preservation, protection, restoration, promulgation or enhancement of indigenous species or habitats of indigenous fauna; or • <u>2. weed or</u>³⁴ pest control; or • <u>3.</u> conservation education; or • <u>4.</u> observation or surveying; or • <u>5.</u>³⁵ walking tracks, board walks, pedestrian bridge. <p>Note: any associated building and structure must be constructed in</p>	Activity status where compliance not achieved with PER-1: Discretionary

³¹ Hort NZ [245.126], NZ Pork [247.27]

³² Hort NZ [245.126], NZ Pork [247.27]

³³ Helicopters Sth Cant. [53.24], NZAAA [132.30]

³⁴ Helicopters Sth Cant. [53.24], NZAAA [132.30]

³⁵ Clause 16 RMA

	accordance with GRUZ-R13.	
GRUZ-R11	Recreation activities	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where</p> <p>PER-1 The activity is not operated as a commercial activity: and</p> <p>PER-1A <u>Notwithstanding PER-1 above, any commercial recreation activity that is undertaken outdoors and involves less than 15 people.</u>³⁶</p> <p>PER-2 Any organised sports comply with GRUZ-S4, 'sensitive activity' in this standard should be read as 'organised sports'; and³⁷</p> <p>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	Activity status where compliance not achieved with: Discretionary
GRUZ-R12	Rural produce retail	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The retail area has a maximum gross floor area of 100m² and is set back a minimum of 10m from a road boundary; and</p> <p>PER-2 There is no more than one rural produce retail operation per site; and</p> <p>PER-3 The access to the retail area is from a road, except where the road is a state highway with a speed limit greater than 80km/h; and</p> <p>Note: any associated building and structure must be constructed in</p>	Activity status where compliance not achieved: Discretionary

³⁶ Rooney Holdings [174.84], Rooney, G.J.H. [191.84], Rooney Group [249.84], Rooney Farms [250.84], Rooney Earthmoving [251.84], TDL [252.84]

³⁷ RMA Clause 16

	accordance with GRUZ-R13.	
GRUZ-R13	Buildings and structures not listed in GRUZ-R17 or GRUZ-R18	
General Rural Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.
	Where:	
	PER-1 The building or structure is associated with or ancillary to a permitted activity; and	Activity status where compliance not achieved with PER-2: Restricted Discretionary
	PER-2 GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-6 are complied with.	Matters of discretion are restricted to: 1. the relevant matters of discretion of any infringed standard.
	PER-3 GRUZ-S4 and GRUZ-S5 are complied with if relevant.	Activity status where compliance not achieved with PER-3: Discretionary
GRUZ-R14	Use of <u>permanent</u> airstrips and helicopter landing sites	
General Rural Zone	Activity status: Permitted	Activity status where compliance not achieved: <u>Restricted Discretionary</u>⁴¹
	Where:	Matters of discretion are restricted to:
	PER-1 The flights are for emergency purposes such as medical evacuations, search and rescue, firefighting or civil defence; or	
	PER-2 The <u>permeant</u> airstrip or helicopter landing site is <u>use</u> is for primary production including spraying, stock management, fertiliser application or frost protection for:	
	1. <u>used for a maximum of 30 seven days within any 12three month period where the airstrip or helicopter landing site is setback between 500m-1,000m from:</u>	1. <u>the extent of non-compliance with PER-2 and PER-3; and</u>
	a. any Residential zone; and	2. <u>the extent to which helicopter noise limits specified within Table 1 of NZS6807:1994 are complied with; and</u>
	b. the notional boundary of a building containing an existing noise sensitive activity, <u>on a separate site under different ownership not located on the site of the airstrip or helicopter land site;</u> ³⁸ or	3. <u>the level, duration and character of the noise; and</u>
	2. the airstrip or helicopter landing site is setback greater than 1,000m from:	4. <u>proximity and nature of nearby activities and the adverse effects they may experience from the noise; and</u>
		5. <u>the existing noise environment; and</u>
		6. <u>effects on amenity values and anticipated character of the receiving environment; and</u>
		7. <u>effects on health and well-being of people; and</u>
		8. <u>noise mitigation measures; and</u>
		9. <u>the practicality of utilising alternative sites.</u>

³⁸ Evans, J [45.1], McAuley, S [57.1], Aubrey, L [59.1], Station Air [61.1], Pemberton, S [64.1], Cessna 180/185 Group et al [201.1], Coldicott, J. M. [118.1], Coldicott, G [254.1]

⁴¹ Helicopters Sth Cant. [53.25], NZAAA [132.31]

	<p>a. any Residential zone; and</p> <p>b. the notional boundary of a building containing an existing noise sensitive activity, on a separate site under different ownership not located on the site of the airstrip or helicopter land site;³⁹ or</p> <p>PER-3 Take offs or landings must not exceed 10 per month; and the airstrip or landing site is setback a minimum of 500m from:</p> <ol style="list-style-type: none"> 1. any Residential zone; and 2. the notional boundary of a building containing a noise sensitive activity, not located on the site of the airstrip or helicopter land site.⁴⁰ 	
<u>GRUZ-R14A</u>	<u>Aircraft and Helicopter Movements</u>	
<u>General Rural Zone</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> <u>Aircraft and Helicopter Movements are used for emergency purposes only such as medical emergencies, search and rescue or firefighting; or</u></p> <p><u>PER-2</u> <u>Aircraft and Helicopter Movements are associated with purposes ancillary to rural production including topdressing, spraying, stock management, fertiliser application, and frost mitigation, including the incidental landing and take-off of helicopters during their normal course of operation, or</u></p> <p><u>PER-3</u> <u>All other aircraft and helicopter movements must be setback greater than 100m from:</u></p> <ol style="list-style-type: none"> 1. <u>any Residential zone; and</u> 2. <u>the notional boundary of a building containing an existing noise sensitive activity, on a separate site under different ownership.</u>⁴² 	<p><u>Activity status where compliance not achieved: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the extent to which helicopter noise limits specified within Table 1 of NZS6807:1994 are complied with; and</u> 2. <u>the level, duration and character of the noise; and</u> 3. <u>proximity and nature of nearby activities and the adverse effects they may experience from the noise; and</u> 4. <u>the existing noise environment; and</u> 5. <u>effects on amenity values and anticipated character of the receiving environment; and</u> 6. <u>effects on health and well-being of people; and</u> 7. <u>noise mitigation measures; and</u> 8. <u>the practicality of utilising alternative sites.</u>⁴³
<u>GRUZ-</u>	<u>Shelterbelts and woodlots</u>⁴⁴	

³⁹ Evans, J [45.1], McAuley, S [57.1], Aubrey, L [59.1], Station Air [61.1], Pemberton, S [64.1], Cessna 180/185 Group et al [201.1], Coldicott, J. M. [118.1], Coldicott, G [254.1]

⁴⁰ Helicopters Sth Cant. [53.25], NZAAA [132.31], Federated Farmers [182.201], Talbot, J [79.1]

⁴² Helicopters Sth Cant. [53.25], NZAAA [132.31], Federated Farmers [182.201], Talbot, J [79.1]

⁴³ Helicopters Sth Cant. [53.25], NZAAA [132.31], Federated Farmers [182.201], Talbot, J [79.1]

R15		
General rural zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The height of any <u>shelterbelt trees</u>⁴⁵ 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</p> <p>PER-2 <u>Shelterbelt Trees</u>⁴⁶ 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.</p> <p>PER-3 <u>Any shelterbelt or woodlot shall be setback 30m from any residential unit or other principal building on an adjoining property.</u>⁴⁷</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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 <ol style="list-style-type: none"> 1. <u>tree species-; and</u> 2. <u>wildfire risk on buildings.</u>⁴⁸
GRUZ-R16	<p>Quarries and quarrying activities up to 2,000m²:</p> <ol style="list-style-type: none"> 1. up to 2,000m² (not in the bed of a river); and 2. in the bed of a river, which is authorised under the Regional Plan either as a permitted activity, or through a resource consent having been obtained from the Canterbury Regional Council⁴⁹ 	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The quarry is not within 10m of a site boundary; and</p> <p>PER-2 The quarry in not within 50m of a rock art site; and</p> <p>PER-3 The quarry is not located within 500m of an existing sensitive activity located on another site or the boundary of any of the Residential zones, Rural lifestyle zone, Rural settlement zone, Māori Purpose</p>	<p>Activity status where compliance not achieved: Discretionary</p>

⁴⁴ TDC [42.46]

⁴⁵ Clause 16(2) of the RMA

⁴⁶ Clause 16(2) of the RMA

⁴⁷ TDC [42.46]

⁴⁸ TDC [42.46]

⁴⁹ ECan [183.147], Road Metals [169.44], Fulton Hogan [170.46]

	<p>zone or Open Space and recreation zones; and</p> <p>PER-4 The Accidental Discovery Protocol commitment form, contained within APP4 - Form confirming a commitment to adhering to an Accidental Discovery Protocol, has been completed and submitted to Council, at least 2 weeks prior to the commencement of any earthworks.</p> <p><i>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</i></p>	
GRUZ-R17	Crop support structures	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 GRUZ-S1, GRUZ-S2 and GRUZ-S6 are complied with.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the relevant matters of discretion of any infringed standard.
GRUZ-R18	Artificial crop protection structures	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The structure(s) are open at the side; or</p> <p>PER-2 Dark green or black cloth is used for all vertical faces <u>located within 20m of the boundary of the site;</u>⁵⁰ and</p> <p>PER-3 The structure meets the following setback:</p> <ol style="list-style-type: none"> 1. For structure(s) less than 4m high, the structure(s) are setback a distance of: <ol style="list-style-type: none"> a. 10m from road boundaries; b. 20m from road boundaries that are a national, regional or district arterial road; c. 15m from a non-road boundary of a site in different ownership; and 2. For structure(s) greater than 4m in height, then the horizontal setback 	<p>Activity status where compliance not achieved: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent of visual impacts including: limiting view shafts and panoramas from properties and public areas; changing the character of a location; changing the naturalness of the landscape; and creating an incongruous colour variation; and 2. the extent of shading adverse effects on adjoining sites, activities and roads; and 3. mitigation measures.

⁵⁰ Hort NZ [245.120]

	<p>distance between the boundary and the structure should increase a further 5m than that stated above for every 2m increase in height; and</p> <p>PER-4 The structure(s) are collectively no longer than 100m (measured parallel to any common boundary with a site in different ownership).⁻⁵¹</p>	
GRUZ-R19	Seasonal workers accommodation	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 It is located on a site larger than 40 hectares unless the site: <ol style="list-style-type: none"> 1. was created before the 22 September 2022; and 2. does not contain an existing household unit; and 3. is located on a site larger than 20ha; and </p> <p>PER-2 The site or buildings are occupied for a period not exceeding 180 days per year (occupancy records must be kept by the owner and made available to Timaru District Council upon request); and</p> <p>PER-3 The site/buildings are not used for visitors accommodation; and</p> <p>PER-4 All employees residing in the seasonal worker accommodation are employed in a primary production, rural industry or post-harvest facility located on, or off the site; and</p> <p>PER-5 No more than 20 people live in the seasonal worker accommodation; and</p> <p>PER-6 The total gross floor area of all buildings used for seasonal worker accommodation is less than 500m²; and</p>	<p>Activity status where compliance not achieved with PER-1 to PER-7, and PER-9⁵³: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. adequacy of drinking water supply; and 2. adequacy of water supply for firefighting purposes; and 3. the size of the site to accommodate a discharge to ground; and 4. methods to manage effects on existing activities, including the provision of screening, landscaping, and methods for noise management; and 5. extent to which the design and management of facility complies with the Code of Practice for Able Bodied Seasonal Workers; and 6. extent to which future subdivision around the seasonal worker accommodation is restricted; and 7. the matters of discretion listed in GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-6 if any of those standards are infringed. <p>Activity status where compliance not achieved with PER-8: Discretionary</p>

⁵¹ Hort NZ [245.120]

⁵³ Clause 16(2) RMA

	<p>PER-7 Any camping area has a maximum area of 1,000m² and is setback a minimum distance of 100m from the nearest residential unit located on another site; and</p> <p>PER-8 GRUZ-S4 is complied with.</p> <p>PER-9 <u>GRUZ-S1, GRUZ-S2, GRUZ-S3, and GRUZ-S6 is complied with.⁵²</u></p> <p><i>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</i></p>	
GRUZ-R20	Permanent workers accommodation	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 It is located on a site larger than 80 <u>40</u> hectares; and</p> <p>PER-2 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</p> <p>PER-3 It is located on the same site where the permanent full worker is employed.</p> <p>PER-4 <u>GRUZ-S1, GRUZ-S2, GRUZ-S3, and GRUZ-6 is complied with.⁵⁴</u></p> <p>PER-5 <u>GRUZ-S4 is complied with.⁵⁵</u></p> <p><i>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</i></p>	<p>Activity status where compliance not achieved with PER-1, or PER-2, or PER-4 : Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the suitability of any documentary evidence that confirms the accommodation is provided for people that are employed on the site; and 2. the extent to which the permanent workers accommodation is required to be provided on site to meet the needs of the site's primary production activity; and 3. the extent of subject workers accommodation provided on the site; 4. the location of workers accommodation; 5. adequacy of drinking water supply; and 6. adequacy of water supply for firefighting purposes; and 7. the size of the site to accommodate a discharge to ground; and 8. methods to manage effects on existing activities, including the provision of screening, setbacks, landscaping, and methods for noise management; and 9. extent to which future subdivision around the workers accommodation is restricted; and 10. the matters of discretion listed in GRUZ-S1, GRUZ-S2, GRUZ-S3

⁵² Clause 16(2) RMA

		and GRUZ-S46 if any of those standards are infringed.
		Activity status where compliance not achieved with PER-3: Non-Complying
		<u>Activity status where compliance not achieved with PER-4: Discretionary⁵⁶</u>

GRUZ-R21	Rural industry	
General Rural Zone	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The activity is not an offensive trade.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the suitability of the location, site design and layout; and 2. the intensity and scale of the activity; and 3. the extent of adverse effects on existing or permitted activities; and 4. the extent of adverse effects on the safe and efficient operation of the road network, and suitability of onsite loading, manoeuvring and access; and 5. the provision of infrastructure to service the activity; and 6. measures to avoid, mitigate or remedy adverse effects. <p><i>Note:</i></p> <ol style="list-style-type: none"> 1. <i>any associated building and structure must be constructed in accordance with GRUZ-R13.</i> 	<p>Activity status where compliance not achieved: Non-complying <u>Discretionary⁵⁷</u></p>
GRUZ-R22	Emergency services facilities	
General Rural Zone	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. suitability of the location, site design and layout; and 2. the intensity and scale of the activity; and 	<p>Activity status where compliance not achieved: Not applicable</p>

⁵⁶ Clause 16(2) RMA

⁵⁷ Silver Fern Farms [60.44]

	<ol style="list-style-type: none"> 3. extent of adverse effects on existing activities or permitted activities; and 4. extent of adverse effects on the safe and efficient operation of the road network, and suitability of onsite loading, manoeuvring and access; and 5. provision of infrastructure to service the activity; and 6. measures to avoid, mitigate or remedy adverse effects. <p><i>Note:</i></p> <ol style="list-style-type: none"> 1. <i>any associated building and structure must be constructed in accordance with GRUZ-R13.</i> 	
GRUZ-R23	Expansion of existing consented quarries	
General Rural Zone	<p>Activity status: Restricted Discretionary</p> <p>RDIS-1 The entirety of the existing quarry operation⁵⁸ has an existing land use consent from Timaru District Council; and</p> <p>RDIS-2 The expansion of the existing quarry does not increase:</p> <ol style="list-style-type: none"> 1. the rate of production beyond existing consented levels, and 2. the hours of operation; and <p>RDIS-3 The expansion does not occur within:</p> <ol style="list-style-type: none"> 1. 500m of an existing sensitive activity located on another site, or the boundary of a Residential, Rural Lifestyle, Rural Settlement, Māori Purpose or Open Space zone; or 2. 20m of a site boundary; or 3. 100m of a riparian margin; or 4. the mapped drinking water protection overlay; or 5. an outstanding natural landscape or feature, significant natural area, high naturalness water body, visual amenity landscape, the coastal environment, a site or area of significance to Māori and a heritage item or setting. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. adverse effects on the visual 	Activity status where compliance not achieved: Discretionary

⁵⁸ Fulton Hogan [170.47], Road Metals [169.45]

	<p>amenity and landscape character and the location and scale of any buildings; and</p> <ol style="list-style-type: none"> the extent of dust nuisance, land instability, and contamination; and adverse effects on the margins of water bodies; and rehabilitation of the site; and the commitment to implement appropriate accidental discovery protocol, in accordance with the commitment form contained within APP4 - Form confirming a commitment to adhering to an Accidental Discovery Protocol. the extent of adverse effects on the safe and efficient operation of the road network.⁵⁹ <p>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	
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GRUZ-R24	Mining and quarrying not listed in GRUZ-R16 or GRUZ-R23	
General Rural Zone	<p>Activity status: Discretionary</p> <p>Note: Pursuant to section 88 of the RMA, any application made under this provision must contain a rehabilitation plan and an accidental discovery protocol.</p>	Activity status where compliance not achieved: Not applicable
GRUZ-R25	Rural tourism activity	
General Rural Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRUZ-R26	Health care and community facilities	
General Rural Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRUZ-R27	Expansion of existing legally established industrial activities, excluding mines and quarries	
General Rural Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRUZ-R27A	Cleanfill area	

⁵⁹ Waka Kotahi [143.151]

<u>General Rural Zone</u>	<u>Activity status: Discretionary</u>	<u>Activity status where compliance not achieved: Not applicable⁶⁰</u>
GRUZ-R28	Activities not listed in the Rules section of this chapter	
General Rural Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRUZ-R29	New Industrial activities not listed in GRUZ-21	
General Rural Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards

GRUZ-S1	Height of buildings and structures	
General Rural Zone	<p>The height of buildings and structures must not exceed:</p> <ol style="list-style-type: none"> 1. 9m for residential units. 2. 15m for other buildings and structures, except silos. 3. 25m for silos. <p>Height shall be measured from the ground level prior to any works commencing.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. dominance in the landscape; and 2. overlooking and loss of privacy of adjacent residential units; and 3. shading of adjacent residential units; and 4. landscaping; and 5. adverse effects on existing primary production facilities; and 6. measures to avoid or mitigate adverse effects. 7. <u>effects on radiocommunication activities conducted at the radiocommunication facilities at Fairview.</u>⁶¹
GRUZ-S2	Height in relation to boundary	
General Rural Zone	<p>Buildings and structures (except irrigator, crop support structures and artificial crop protection structures) must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse effects on solar access to habitable rooms and outdoor living areas; and 2. any adverse effects resulting from the bulk and dominance of buildings and structures on existing activities; and 3. measures to avoid or mitigate adverse effects.
GRUZ-S3	Boundary setbacks for buildings and structures	

⁶⁰ [Enviro NZ \[162.17\]](#)

⁶¹ [Radio NZ \[152.57\]](#)

General Rural Zone	<p>New building and structures (excluding fences, irrigators, water troughs, <u>water tanks</u>.⁶² crop support structures and artificial crop protection structures) shall be setback the following minimum distances:</p> <ol style="list-style-type: none"> 1. 20m from all national, regional or district arterial road boundaries; and 2. 10m from all other road boundaries; and 3. 10m from any other site boundary in a different ownership. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. location of buildings and structures; and 2. the extent of adverse effects including noise, smell, visual, character, privacy, shading and dominance; and 3. measures to avoid and mitigation adverse effects.
GRUZ-S4	Setbacks for sensitive activities	
General Rural Zone	<ol style="list-style-type: none"> 1. No new sensitive activity may be established within 500m from: <ol style="list-style-type: none"> a. the closest outer edge of any paddocks, hard-stand areas, structures or buildings used to house stock, or treatment systems, used for an intensive primary production activity; and b. an existing farm effluent disposal area; and c. a lawfully established quarry or mine. 2. No new building for a sensitive activity may be erected <u>and no new sensitive activity may be established in an existing residential unit</u>⁶³ within 20m from any other site boundary in a different ownership where a primary production activity is being conducted, unless the site existed prior to 22 September 2022, in which case a 10m setback applies; 3. No new building for a sensitive activity may be erected within <u>23</u>⁶⁴0m of an existing shelter belt. 4. No new sensitive activity may be established within XX<u>250m</u> from the boundary of any area used for the discharge of industrial trade waste <u>generated by the Clandeboye Dairy Manufacturing Precinct at Fonterra Clandeboye site</u>.⁶⁵ <p>Except that these setbacks do not apply to a new sensitive activity being established</p>	Not applicable

⁶² Maze Pastures [41.6], MFL [60.45]

⁶³ Hort NZ [245.127], NZ Pork [247.28]

⁶⁴ Consequential amendment to HortNZ [245.118]

⁶⁵ Fonterra [165.129]

	<p>within the same site on which a lawfully established: intensive primary production activity; effluent disposal; shelterbelt;⁶⁶ quarry or mine; is located.</p> <p>Note: <i>The Canterbury Regional Council regulates the discharge of contaminants into air from animal effluent in the Canterbury Air Regional Plan.</i></p>	
GRUZ-S5	Intensive primary production activities and new farm effluent disposal areas	
General Rural Zone	<p>1. Prior to the establishment of:</p> <ol style="list-style-type: none"> a new intensive primary production activity; or the expansion of an existing intensive primary production activity; or a new farm effluent disposal area; <p>a plan showing the location of all paddocks, hard-stand areas, structures, buildings used to house stock, and treatment systems associated with the intensive primary production activity shall be provided to Council's District Planning Unit; and</p> <p>2. No new:</p> <ol style="list-style-type: none"> intensive primary production (including expansion of an existing intensive primary production), except calf rearing for less than three months in any calendar year; or farm effluent disposal area (including expansion of an existing farm effluent area), <p>may be established within:</p> <ol style="list-style-type: none"> 500m of the notional boundary of an existing sensitive activity on a separate site under different ownership; or 100m of the boundary with a separate lot under different ownership; or 1000m of the boundary with any of the Residential zones, Rural Lifestyle zone, Rural Settlement zone, Māori Purpose zone or Open Space and recreation zones. 	<p>Matters of discretion are restricted to:</p> <p>Not applicable</p>
GRUZ-S6	Geraldine Downs Walking and Cycling Track	
Geraldine Downs walking and	Buildings, structures, quarries or mines must not be located in the Geraldine Downs walking and cycling tracks specific control area identified on the planning	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> safety of users of network; and impact on alignment and to connections to and within the

⁶⁶ Clause 16(2) RMA

cycling tracks specific control area	map.	network.
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Rural Lifestyle Zone

Introduction

The Rural Lifestyle Zone provides for areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural Zone.

The Rural Lifestyle Zone provides a lifestyle choice and meets the demand for rural living. It is provided in areas adjoining Timaru, Temuka, Geraldine and Pleasant Point at locations that are capable of integrating with infrastructure. It has been focused on these locations in order to limit fragmentation of rural land; reduce impacts on high quality soils; and help avoid reverse sensitivity effects associated with housing in proximity to more intensive forms of primary production.

Both residential and rural activities are anticipated to occur in this zone. A high level of amenity and environmental quality is expected that is consistent with rural lifestyle living. The zone enables primary production to occur, but only to the extent that it does not significantly detract from character and qualities of the zone. It does not provide for intensive primary production and other activities with significant potential adverse effects on the environment in this zone.

New development is expected to integrate with the natural environment and infrastructure. This will primarily occur through the Development Area Plan process and development standards.

Objectives

RLZ-O1	Purpose of the Rural Lifestyle Zone
	The Rural Lifestyle Zone provides for areas adjoining Timaru, Temuka, Geraldine and Pleasant Point used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General rural zone, while enabling compatible primary production to occur.
RLZ-O2	Character and qualities of the Rural Lifestyle Zone
	<p>The character and qualities of the Rural Lifestyle Zone comprise:</p> <ol style="list-style-type: none">1. natural character and openness; and2. residential buildings, trees and landscaping that integrate with the natural and rural character of the area; and3. a high level of amenity, outlook, access to sunlight and environmental quality; and4. a pastoral landscape and the presence of compatible primary production; <u>and</u>5. <u>a coordinated pattern of development at a density that is capable of efficiently connecting to sewer and water infrastructure.</u>¹
RLZ-O3	Protection from inappropriate activities
	Activities that have significant potential adverse effects on the environment do not occur in the Rural Lifestyle Zone.
RLZ-O4	Compatible and <u>complementary</u> complimentary ² activities
	A range of compatible and <u>complementary</u> complimentary ³ commercial, community, health and emergency activities occur in the Rural Lifestyle Zone.
RLZ-O5	Integrated Development

¹ ECan [183.149]

² Clause 16(2)

³ Clause 16(2)

Rural lifestyle development is integrated with the environment and appropriate infrastructure.

Policies

RLZ-P1 Residential activities

Enable residential activities, including minor residential units and supported residential care, where:

1. they maintain the character and qualities of the zone; and
2. are connected to a reticulated drinking water supply; and
3. any minor residential unit is subordinate to the principal residential unit; and
4. any supported residential care is ancillary to the use of the residential unit; and
5. they can comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.

RLZ-P2 Primary production (excluding intensive primary production)

1. Provide for primary production (excluding intensive primary production) where it:
 - a. allows for the ongoing productive use of land for present and future generations; and
 - b. maintains the character and qualities of the Rural Lifestyle Zone.

RLZ-P3 Character and qualities

The character and qualities of the zone are maintained by:

1. ensuring the scale and setback of buildings and structures provides for an open character and access to sunlight; and
2. ensuring trees do not cause overshadowing; and
3. requiring trees that will contribute to rural and natural character; and
4. ensuring road boundary treatments and allotment sizes maintain an open character; and
5. ensuring activities are compatible with residential amenity and do not adversely affect the character and qualities of the zone.

RLZ-P4 Commercial activities

Provide for small scale commercial activities where they:

1. are of a scale and nature that maintain the character and qualities of the Rural Lifestyle Zone; and
2. do not compromise residential amenity.

RLZ-P5 Emergency services, health care and community facilities

Only allow emergency services, health care and community facilities where:

1. they serve the local rural community;
2. they have a functional or operational need to locate in the Rural Lifestyle Zone;
3. they are designed and located to minimise adverse effects on existing activities and the character and qualities of the zone.

RLZ-P6 Conservation activities

Enable a range of conservation activities where they maintain the character and qualities of the zone.

RLZ-P7 Recreation activities

Enable non-commercial recreation activities and small scale commercial recreation activities that maintain the character and qualities of the zone.

RLZ-P8 Intensive primary production, mining, quarrying and industrial activities

Avoid intensive primary production, mining, quarrying and industrial activities in the zone, unless:

1. it is demonstrated that the activity cannot be conducted in the General Rural Zone, General Industrial Zone or the Port Zone; and
2. the activity is of such a small scale or nature that all adverse effects on sensitive activities will be avoided; and
3. there is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; and
4. there is adequate water supply provided for firefighting purposes; and
5. the character and qualities of the zone will be maintained or improved; and
6. the activity will not compromise the efficiency and safety of the roading network.

RLZ-P9 Other activities

Only allow other activities where:

1. there is a functional or operational need for the activity to locate within the Zone; and
2. the scale, intensity and nature of the activity is compatible with the character and qualities of the zone and all adverse effects are minimised; and
3. there is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; and
4. there is adequate water supply provided for firefighting purposes; and
5. the activity will not compromise the efficiency and safety of the roading network.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

RLZ-R1	Residential activities (not listed in this chapter)	
Rural Lifestyle Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-2: Restricted Discretionary
	<p>Where</p> <p>PER-1 It does not include seasonal workers accommodation, or visitors accommodation except as provided for under rule RLZ-R9.</p> <p>PER-2 RLZ-S8 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status where compliance not achieved with PER-1: Discretionary</p>
RLZ-R2	Residential units and minor residential units	
Rural Lifestyle Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-5: Restricted Discretionary
	<p>Where:</p> <p>PER-1 There is a maximum of one residential unit per site and one minor residential unit per</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

	<p>site; and</p> <p>PER-2 There is a minimum site area of 5,000m², unless the site existed before 22 September 2022 <u>[the date this rule was made Operative]</u>⁴; and</p> <p>PER-3 The minor unit has a maximum gross floor area of 80m²; and</p> <p>PER-4 Access to the minor residential unit, including any car parking area provided for the minor residential unit, is from the same access as the principal residential unit; and</p> <p>PER-5 All the Standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</i></p>	Activity status where compliance not achieved with PER-1, PER-2, PER-3, or PER-4: Non-complying
RLZ-R3	Primary production (not otherwise listed in this chapter)	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity does not include any of the following activities:</p> <ol style="list-style-type: none"> 1. an offensive trade; 2. mining or quarrying; 3. intensive primary production; 4. extensive pig farming not provided in RLZ-R4; 5. free range poultry farming not provided in RLZ-R5, 6. milking sheds, 7. buildings used to house or feed milking stock, 8. stock effluent holding tanks, 9. stock effluent treatment and storage ponds or a caress disposal area; and <p>PER-2 All the Standards of this chapter are complied with.</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status where compliance not achieved with PER-1: Non-complying</p>
RLZ-R4	Pig production for domestic self-subsistence home use	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p>	Activity status where compliance not achieved with PER-3: Restricted Discretionary

⁴ MFL [60.46]

	<p>PER-1 The pigs are only for the subsistence of the people residing on the site and are not sold to anyone not residing on the site; and</p> <p>PER-2 There is no more than six pigs located on the site and the pigs are setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p>PER-3 All the Standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</i></p>	<p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>
RLZ-R5	Keeping of poultry for domestic self-subsistence home use	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The poultry are for the subsistence of the people residing on the site and <u>the poultry and their eggs⁵</u> are not sold to anyone not residing on the site; and</p> <p>PER-2 There is no more than 30 birds located on the site; and</p> <p>PER-2 Any building or structure with an area of less than 50m² used to confine chickens is setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p>PER-3 No roosters are kept within 100m from the notional boundary of an existing sensitive activity on a separate site under different ownership; and</p> <p>PER-4 All the Standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in</i></p>	<p>Activity status where compliance not achieved with PER-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</p>

⁵ Spiers, B [66.43]

	<i>accordance with RLZ-R14.</i>	
RLZ-R6	Home business (excluding other permitted activities in this chapter)	
Rural Lifestyle Zone	Activity status: Permitted Where PER-1 The home business is carried out entirely within an existing residential unit, or a building accessory to the residential unit, and is ancillary to the use of the residential unit; and PER-2 The activity does not occupy a total area greater than 100m ² ; and PER-3 The resident(s) and no more than three other people not resident on the site are employed; and PER-4 No articles are sold or displayed for sale on the premises; and PER-5 The home business does not involve an offensive trade or a licenced premise.	Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary Activity status where compliance not achieved with PER-5: Non-complying
RLZ-R7	Educational facilities	
Rural Lifestyle Zone	Activity status: Permitted Where PER-1 The activity is undertaken within an existing residential unit and is ancillary to the use of that residential unit; and PER-2 The education facility is for a childcare service or home school; and PER-3 The maximum number of children attending at any one time is six, excluding any children who live in the residential unit.	Activity status where compliance not achieved with: <u>Restricted</u> Discretionary <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>the matters of discretion of any infringed standard; and</u> 2. <u>the location and design of buildings and any proposed car parking and loading areas and access; and</u> 3. <u>hours of operation; and</u> 4. <u>noise, disturbance and loss of privacy of neighbours;</u> 5. <u>screening and landscaping;</u> 6. <u>waste treatment and disposal; and</u> 7. <u>whether the activity has a operational or functional need to locate in the RLZ.</u>⁶
RLZ-R8	Supported residential care activity	
Rural	Activity status: Permitted	Activity status where compliance not

⁶ MoE [106.26]

Lifestyle Zone	<p>Where</p> <p>PER-1 The supported residential care activity is within an existing residential unit and is ancillary to the use of that residential unit; and</p> <p>PER-2 The maximum occupancy does not exceed six residents, excluding any staff.</p>	achieved: Discretionary
RLZ-R9	Visitor accommodation and residential visitor accommodation	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 For visitor accommodation, it is contained within an existing minor residential unit; and</p> <p>PER-2 For residential visitor accommodation, it is contained within an existing residential unit;</p> <p>PER-3 The maximum combined occupancy is six guests per night.</p>	Activity status where compliance not achieved: Discretionary
RLZ-R10	Conservation activities	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Land, buildings or structures are used for : 1. preservation, protection, restoration, promulgation, or enhancement or planting of indigenous species, or habitats of indigenous fauna; or 2. pest control and weed control; or 3. conservation education; or 4. observation or surveying; or 5. walking tracks, board walks, pedestrian bridges; and</p> <p>PER-2 All the Standards of this chapter (except RLZ-S8), are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</i></p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-1: Discretionary</p>
RLZ-R11	Recreation activities	

Rural Lifestyle Zone	Activity status: Permitted Where PER-1 The activity is not a commercial activity, or an organised sporting events; and PER-2 All the Standards of this chapter (except RLZ-S9) are complied with. <i>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</i>	Activity status where compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
		Activity status where compliance not achieved with PER-1: Discretionary
RLZ-R12	Rural produce retail	
Rural Lifestyle Zone	Activity status: Permitted Where: PER-1 Retail sales must be limited to the sale of produce grown on the site; and PER-2 The retail area has a maximum gross floor area of 75m ² ; and PER-3 There is no more than one rural produce retail operation per site; and PER-4 Access to the retail area is not from a state highway with a speed limit greater than 80km/h; and PER-5 All the Standards of the zone are complied with. <i>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</i>	Activity status where compliance not achieved with PER-5: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
		Activity status where compliance not achieved with PER-1, PER-2, PER-3, or PER-4: Discretionary
RLZ-R13	Rural produce manufacturing	
Rural Lifestyle Zone	Activity status: Permitted Where: PER-1 The rural produce manufacturing area has a maximum gross floor area of 75m ² ; and PER-2 All manufacturing, altering, repairing, dismantling or processing of any materials	Activity status when compliance not achieved with PER-5: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
		Activity status when compliance not achieved with PER-1, PER-2, PER-3 or

	<p>or articles must be undertaken within a building; and</p> <p>PER-3 There must be no more than three full-time equivalent persons who reside elsewhere than on the site employed in rural produce and manufacturing activities on the site; and</p> <p>PER-4 Any associated retail sales must be limited to the sale of produce manufactured on the site; and</p> <p>PER-5 All the Standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</i></p>	PER-4: Discretionary
RLZ-R14	Buildings and structures (not provided in RLZ-R15 or RLZ-R16)	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2 All the Standards of this chapter are complied with.</p>	<p>Activity status where compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.</p> <p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the relevant matters of discretion of any infringed standard.
RLZ-R15	Crop support structures	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 RLZ-S1 and RLZ-S2 are complied with.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the relevant matters of discretion of any infringed standard.
RLZ-R16	Artificial crop protection structures	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The structure(s) are:</p> <ol style="list-style-type: none"> 1. open at the side; or 2. dark green or black cloth is used for all vertical faces; and <p>PER-2</p>	<p>Activity status where compliance not achieved: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent of visual impacts including: limiting view shafts and panoramas from properties and public areas; changing the character of a location; changing the naturalness of the landscape; and creating an incongruous colour

	<p>The structure meets the following setbacks:</p> <ol style="list-style-type: none"> 1. For structure(s) less than 4m high, the structure(s) are setback a distance of: <ol style="list-style-type: none"> a. 10m from road boundaries; and b. 20m from road boundaries that are a national, regional or district arterial road; and c. 15m from a non-road boundary of a site in different ownership; and 2. For structure(s) greater than 4m in height, then the horizontal setback distance between the boundary and the structure should increase a further 5m than that stated above for every 2m increase in height; and <p>PER-4 The structure(s) are collectively no longer than 100m (measured parallel to any common boundary with a site in different ownership); and</p> <p>PER-5 RLZ-S1 and RLZ-S2 are complied with.</p>	<p>variation; and</p> <ol style="list-style-type: none"> 2. the extent of shading adverse effects on adjoining sites, activities and roads; and 3. mitigation measures.
RLZ-R17	<p>Emergency services, health care and community facilities <i>Note: This includes health facilities not provided under RLZ-R8</i></p>	
Rural Lifestyle Zone	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. whether the activity serves the community in the vicinity of the site; and 2. whether it has a functional or operational need to locate in the zone; and 3. suitability of the location, site design and layout and design of buildings; and 4. the intensity and scale of the activity; and 5. the extent of adverse effects on the character and qualities of the zone; and 6. the extent of adverse effects on the safe and efficient operation of the road network, and suitability of onsite loading, manoeuvring and access; and 7. provision of infrastructure to service the activity; and 8. measures to avoid, mitigate or remedy adverse effects; and 9. the matters of discretion of any standard RLZ-S1 to RLZ-S11 not 	<p>Activity status where compliance not achieved: Not applicable</p>

	complied with.	
RLZ-R18	Activities not otherwise listed in this chapter	
Rural Lifestyle Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RLZ-R19	Industrial activities	
Rural Lifestyle Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards

RLZ-S1	Height of buildings and structures	
1. Rural Lifestyle Zone	<p>The height of buildings and structures must not exceed 8m, except for buildings and structures located within 50m of a General Residential Zone, which must not exceed 4.5m in height.</p> <p><u>Towers and poles associated with emergency service facilities must not exceed 15m.⁷</u></p> <p>Note:⁸ Height shall be measured⁹ from the existing ground level prior to any works commencing.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. dominance in the landscape; and 2. overlooking and loss of privacy of adjacent residential units; and 3. shading of adjacent residential units; and 4. landscaping.
2. Brookfield Road specific control area	<p>Buildings and structures must not exceed a maximum height of 4.5m in the Brookfield Road Specific Control Area.</p> <p>Note: Height shall be measure from the existing ground level prior to any works commencing.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. dominance in the landscape; and 2. overlooking and loss of privacy of adjacent residential units; and 3. shading of adjacent residential units; and 4. landscaping.
RLZ-S2	Height in relation to boundary	
Rural Lifestyle Zone	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any impact on solar access to habitable rooms and outdoor living areas; and 2. any adverse effects resulting from the bulk and dominance of buildings and structures on existing activities; and 3. measures to avoid or mitigate adverse effects.
RLZ-S3	Building coverage	

⁷ FENZ [131.40]

⁸ ECan [183.4]

⁹ Clause 16(2) RMA

Rural Lifestyle Zone	The footprint of all buildings on the site shall not exceed 10% site coverage. The building coverage of any site must not exceed 10%. ¹⁰	Matters of discretion restricted to: 1. adverse effects on the character and qualities of the zone; and 2. landscaping and screening.
RLZ-S4	Boundary setbacks for buildings and structures	
Rural Lifestyle Zone	All new buildings and structures (excluding fences, irrigators, water troughs, crop support structures and artificial crop protection structures) shall be setback 8m from all site boundaries.	Matters of discretion are restricted to: 1. location of buildings and structures; and 2. the extent of adverse effects including noise, smell, visual, character, privacy, shading, dominance and reverse sensitivity; and 3. measures to avoid and mitigation adverse effects.
RLZ-S5	Boundary treatment styles	
Rural Lifestyle Zone	Boundary treatments must be limited to: 1. post and rail fences; or 2. post and wire fences <u>(including netting)</u> ¹¹ ; or 3. hedges; and The height of hedges must not exceed 1.2m.	Matters of discretion are limited to: 1. adverse effects on the character and qualities of the zone; and 2. security of livestock; and 3. the location, height and design of fences or hedges
RLZ-S6	Colour reflectance	
Rural Lifestyle Zone	The colour reflectance of materials must be no greater than: 1. 10% for roofs; and 2. 30% for the exterior of building walls.	Matters of discretion restricted to: 1. adverse effects on the character and qualities of the zone; and 2. effect on amenity values.
RLZ-S7	Exterior building materials - Brookfield Road	
Brookfield Road Specific Control Area	All materials used for buildings or fencing must be either: 1. painted and/or stained in natural hues of grey, green and/or brown; or 2. unpainted timber; or 3. local bluestone; or 4. bricks or concrete block that have muted and recessive colour tones.	Matters of discretion restricted to: 1. adverse effects on the character and qualities of the zone; and 2. any adverse effects on amenity values; and 3. alternative exterior materials.
RLZ-S8	Trees	
Rural Lifestyle Zone	1. Within each site there must be a minimum of 4 trees (for sites under 5,000m ²), or 8 trees (for sites over 5,000m ²) capable of attaining a minimum height of 8 metres at maturity and those trees must: a. be 2.5m high at planting with a trunk diameter of 50mm; and	Matters of discretion restricted to: 1. adverse effects on the character and qualities of the zone; and 2. effect on amenity values; 3. height and setback of trees from property boundaries and roads; and 4. shading of houses; and 5. effects on the character of the area

¹⁰ ECan [183.1]

¹¹ Spiers, B [66.44]

	<ul style="list-style-type: none"> b. be planted no closer than 20 metres apart; and c. include at least two trees planted in the road boundary setback, except for rear allotments; and d. be established prior to the issue of building consent for a building; and e. be maintained and any dead or diseased trees replaced; and f. not consist of pines, firs or eucalypts; and <p>2. 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.</p>	<p>and amenity values; and</p> <p>6. tree species.</p>
RLZ-S9	Water supply	
Rural Lifestyle Zone	<p>All residential and visitor accommodation activities on a site must be connected to a reticulated drinking water supply and comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. security of domestic water supply from contamination; and 2. adequacy of storage volume of water for domestic and fire-fighting purposes. 3. compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.
RLZ-S10	Geraldine Downs Walking and Cycling Track	
Geraldine Downs walking and cycling tracks specific control area	<p>Buildings must not be located in the Geraldine Downs walking and cycling tracks specific control area identified on the planning map.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. safety of users of network; and 2. impact on alignment and to connections to and within the network.

Settlement Zone

Introduction

The District contains a number of small settlements dispersed throughout the rural area. These settlements (Acacia Drive, Cave, Ōrāri, Pareora, Winchester, Peel Forest, Blandswood and Woodbury) have a different character from the larger, more urban, centres. In general, they have larger allotment sizes and some contain a mixture of residential and non-residential activities. Most of these settlements have reticulated water supply but no reticulated sewerage.

The Settlement Zone seeks to enable residential and complementary non-residential activities and preserve the low density and pleasant character of these settlements. It also seeks to ensure that new development does not put pressure on existing infrastructure, create demands for infrastructure upgrades, or affect water supply bores.

[Bespoke provisions are included within the chapter to ensure the residential character and natural qualities of the Blandswood Precinct are maintained. The Blandswood Precinct is bounded on all sides by the Peel Forest Park Scenic Reserve. The Blandswood Precinct acts as an important ecological link to the habitat within and surrounding the Peel Forest Park Scenic Reserve. Peel Forest Park Scenic Reserve is also a popular recreational area. Users of the scenic reserve park cars and pass through the Blandswood Precinct.](#)¹

Objectives

SETZ-O1 Purpose of the Settlement Zone

Small settlements are used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas.

[*Note: This objective does not apply to the Blandswood Precinct.*](#)²

SETZ-O2 Character and qualities of the Settlement Zone

The character and qualities of the Settlement Zone comprise:

1. small, low density rural settlements that have a mixture of activities including residential, commercial, community, light industrial and home business; and
2. a range of amenity levels in different settlements; and
3. openness, trees, landscaping, access to sun light; and
4. small number of grazing animals.

[*Note: This objective does not apply to the Blandswood Precinct.*](#)³

SETZ-O3 Servicing in the Settlement Zone

On-site treatment and disposal of wastewater and stormwater does not:

1. compromise water supplies or the character and qualities of the zone; or
2. place pressure on existing network infrastructure, or create demand for new or upgraded network infrastructure.

¹ Carson, J [8.1], Smith, R [9.1], Lamb, M [24.1], Jesen, S [67.1], Melrose, R [69.1], Collins, G J and K V [71.1], Jowett, M [75.1], Challies and Ireland [77.1], Treeby, C [93.1], Bras, A [96.1], Woods, D [102.1], Ireland, G and J [110.1], Laird, H [111.1], Whitham, R [121.2], Buchanan and Small [123.1], Alison, A [126.2], Twaddle, N. J [127.2], Collins, D W and S M [141.1], Wilkinson, G A and V L [144.1], Bras, C [154.1], Melrose, G and S [195.1], Bras, P [232.1] – referred to as “Collins, D W and S M [141.1]” for simplicity.

² Collins, D W and S M [141.1]

³ Collins, D W and S M [141.1]

PRECX- 01 The purpose, character and qualities of the Blandswood Precinct

The Blandswood Precinct primarily provides for an existing residential community within a well-established cluster of buildings and structures that is characterised by:

1. the nearby Kowhai Stream and forested backdrop; and
2. high natural landscape, amenity, and biophysical values; and
3. the southwestern corner of the precinct exposed to high flood hazard; and
4. generally small-scale development that is diverse in character, and uses a range of construction materials; and
5. land used predominantly for residential use; and
6. limited infrastructure including partly sealed roads and onsite drinking water collection and wastewater; and
7. activities that generally generate low levels of noise.⁴

Policies

SETZ-P1 Range of activities

Enable residential activities and non-residential activities that:

1. can be adequately and safely serviced by reticulated water supply and by on-site wastewater and stormwater treatment and disposal; and
2. maintains the amenity and character of the settlement the activity is located; and
3. are compatible with the purpose, character and qualities of the Settlement zone.

Note: This policy does not apply to the Blandswood Precinct.⁵

SETZ-P2 Character and qualities of the settlement zone

The character and qualities of the Settlement Zone will be maintained by requiring:

1. larger permeable outdoor areas that provide opportunities for outdoor living, tree and garden planting and on-site wastewater and stormwater treatment and disposal; and
2. buildings and structures to be of a height and setback a distance from boundaries that allows surrounding sites to have a reasonable standard of sunlight access and privacy; ~~and~~
3. buildings intended to be used for non-residential purposes to be of an appearance and scale which is compatible with residential buildings in the locality; and
4. building heights within the Blandswood Precinct retain the existing character of the area.⁶

SETZ-P3 Compatible⁷ non-residential activities

Provided for:

1. industrial activities within existing buildings; and
2. cafes, community facilities, educational facilities,⁸ and emergency service facilities⁹; and
3. ensure they are designed and located to minimise adverse effects on existing activities and the character and qualities of the settlement.

Note: This policy does not apply to the Blandswood Precinct.¹⁰

SETZ-P4 Other activities

⁴ Collins, D W and S M [141.1]

⁵ Collins, D W and S M [141.1]

⁶ Collins, D W and S M [141.1]

⁷ MoE [106.29]

⁸ MoE [106.29]

⁹ Clause 16(2)

¹⁰ Collins, D W and S M [141.1]

Only allow other activities where:

1. the nature, scale and intensity of the activity is compatible with the character and qualities of the zone and all adverse effects are minimised; and
2. there is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; and
3. there is adequate water supply provided for firefighting purposes; and
4. the activity will not compromise the efficiency and safety of the roading network.

Note: *This policy does not apply to the Blandswood Precinct.*¹¹

PRECX – P1 Activities within the Blandswood Precinct

Only allow activities in the Blandswood Precinct where they will:

1. maintain and/or enhance the existing residential character and natural qualities of the Blandswood Precinct; and
2. avoid adverse effects on the natural environment; and
3. generate low volumes of noise and traffic that reflect the existing environment; and
4. avoid risk to human life and significant risk to property within the High Hazard Area.¹²

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

SETZ-R1	Residential activity and Residential Unit	
1. Settlement Zone <u>(Outside the Blandswood Precinct)</u>	Activity status: Permitted Where: PER-1 There is no more than one residential unit per site; and PER-2 if residential visitor accommodation is provided within the residential unit, the maximum occupancy is six guests per night; and PER-3 SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, and SETZ-S6 are complied with. Note: Any associated building and structure must be constructed in	Activity status where compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: 1. the number of visitors accommodated; and 2. the location and design of buildings and any proposed parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal. ¹³
		Activity status where compliance not achieved with PER-3: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any

¹¹ Collins, D W and S M [141.1]

¹² Collins, D W and S M [141.1]

¹³ Collins, D W and S M [141.1]

<u>Settlement Zone</u>	<u>Activity status: Permitted</u> <u>Where:</u> <u>PER-1</u> <u>The visitor accommodation is contained within, and ancillary to the use of, an existing principal residential unit; and</u> <u>PER-2</u> <u>The maximum occupancy is six guests per night; and</u> <u>Note: Any associated building and structure must be constructed in accordance with SETZ-R8</u>	<u>Activity status where compliance not achieved: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> <u>the number of visitors accommodated; and</u> <u>the location and design of buildings and any proposed parking and loading areas and access; and</u> <u>hours of operation; and</u> <u>noise, disturbance and loss of privacy of neighbours; and</u> <u>screening and landscaping; and</u> <u>waste treatment and disposal.</u> <u>the extent to which the activity will maintain and/or enhance the character and qualities of the Blandswood Precinct;</u>¹⁵
SETZ-R2	Home business	
Settlement Zone	Activity status: Permitted Where: PER-1 The activity does not include an offensive trade; and PER-2 All the Standards of this chapter are complied with. Note: Any associated building and structure must be constructed in accordance with SETZ-R8.	Activity status where compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-1: Non-complying
SETZ-R3	Education facility	
<u>1. Settlement Zone (Outside the Blandswood Precinct)</u>	Activity status: Permitted Where: PER-1 The activity is undertaken within and is ancillary to a residential unit; and PER-2 The educational facility is for a childcare service or home schooling; and PER-3 The maximum number of children attending at any one time is six, excluding any children who live there; and PER-4	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Controlled Where: CON-1 the activity complies with PER-4 ; <u>and</u> CON-2 <u>The activity is located outside Blandswood Precinct.</u> Matters of control are restricted to: <ol style="list-style-type: none"> the location and design of buildings and any proposed car parking and loading areas and access; and hours of operation; and noise, disturbance and loss of

¹⁵ Collins, D W and S M [141.1]

	<p>All the Standards of this chapter are complied with.</p> <p><u><i>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</i></u></p>	<p>privacy of neighbours; and</p> <ol style="list-style-type: none"> 4. screening and landscaping; and 5. waste treatment and disposal. <p>Activity status where compliance not achieved with PER-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status where compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the location and design of buildings and any proposed car parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal. <p><u>Activity status where compliance not achieved with CON-2: Discretionary</u>¹⁶</p>
SETZ-R4	Market gardening and community gardens	
Settlement Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The maximum area for sale of produce is 75m²; and</p> <p>PER-2 All the Standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</i></p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status where compliance not achieved with PER-1: Discretionary</p>
SETZ-R5	Recreation activities	
Settlement Zone	<p>Activity status: Permitted</p> <p>Where</p> <p>PER-1 There is no motorsport activity; and</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the relevant matters of discretion of any infringed standard.

¹⁶ Collins, D W and S M [141.1]

	<p>PER-2 All the Standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</i></p>	Activity status where compliance not achieved with PER-1: Discretionary
SETZ-R6	Grazing of animals	
<p>1. Settlement Zone <u>(Outside the Blandswood Precinct)</u></p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The maximum number of poultry is 12 and there must be no roosters; and</p> <p>PER-2 No grazing of animals occurs within 2m of a well head; and</p> <p>PER-3 There is no more than one pig kept on the site.</p>	Activity status where compliance not achieved: Discretionary
<p>2. <u>Blandswood Precinct</u></p>	<p><u>Activity status: Discretionary</u></p> <p><i><u>Note:</u></i> <i><u>Any associated building and structure must be constructed in accordance with SETZ-R8.</u></i></p>	<u>Activity status where compliance not achieved with: Not applicable¹⁷</u>
SETZ-R7	Offices	
<p>1. Settlement Zone <u>(Outside the Blandswood Precinct)</u></p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any office shall have no more than six full time equivalent staff; and</p> <p>PER-2 All the Standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</i></p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. scale, intensity and character of business; and¹⁸ 2. the matters of discretion of any infringed standard; and 3. the location and design of buildings and any proposed parking and loading areas and access; and¹⁹ 4. hours of operation; and 5. noise, disturbance and loss of privacy of neighbours; and 6. screening and landscaping; and 7. waste treatment and disposal. <p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p>

¹⁷ Collins, D W and S M [141.1]

¹⁸ Clause 16 RMA

¹⁹ Clause 16 RMA

		Matters of discretion are restricted to: <ol style="list-style-type: none"> the relevant matters of discretion of any infringed standard.
2. Blandswood Precinct	Activity status: Discretionary <i>Note:</i> <i>Any associated building and structure must be constructed in accordance with SETZ-R8.</i>	Activity status where compliance not achieved with: Not applicable²⁰
SETZ-R8	Buildings and structures	
Settlement Zone	Activity status: Permitted Where: PER-1 The building or structure is associated with or ancillary to a permitted activity; and PER-2 All the Standards of this chapter are complied with; and PER-3 <u>The building or structure is located outside the Blandswood Precinct; and</u> PER-4 <u>The building or structure is located outside the High Hazard area</u>	Activity status where compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to. Activity status where compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-3: Restricted Discretionary <ol style="list-style-type: none"> <u>the extent to which the new or extended building or structure will maintain and/or enhance the character and qualities of the Blandswood Precinct; and</u> <u>the extent to which the proposal</u>

²⁰ Collins, D W and S M [141.1]

		<p>will avoid adverse effects on the natural environment</p> <p>3. whether the new or extended building or structure can be connected to a reliable and safe potable water supply.</p> <p>4. whether wastewater from the new or extended building or structure can be appropriately captured and treated.</p> <p>Activity status where compliance not achieved with PER-4: Non-Complying²¹</p>
SETZ-R9	Community facilities	
<p>1. Settlement Zone (Outside the Blandswood Precinct)</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 All the Standards of this chapter are complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> the location and design of buildings, parking and loading areas and access; and hours of operation; and noise, disturbance and loss of privacy of neighbours; and screening and landscaping; and waste treatment and disposal. <p><i>Note:</i></p> <ol style="list-style-type: none"> <i>Any associated building and structure must be constructed in accordance with SETZ-R8.</i> 	<p>Activity status where compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard; and the location and design of buildings and any proposed parking and loading areas and access; and hours of operation; and noise, disturbance and loss of privacy of neighbours; and screening and landscaping; and waste treatment and disposal.
2. Blandswood	Activity status: Discretionary	Activity status where compliance not achieved with: Not applicable

²¹ Collins, D W and S M [141.1]

Precinct	<p><u>Note:</u> <u>Any associated building and structure must be constructed in accordance with SETZ-R8.²²</u></p>	
SETZ-R10	Cafes	
Settlement Zone	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 All the Standards of this chapter are complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the location and design of buildings, parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal. <p>Note: Any associated building and structure must be constructed in accordance with SET-R8.</p>	<p>Activity status where compliance not achieved: Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the location and design of buildings and any proposed parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal.
<u>2. Blandswood Precinct</u>	<p><u>Activity status: Discretionary</u></p> <p><u>Note:</u> <u>Any associated building and structure must be constructed in accordance with SETZ-R8.</u></p>	<u>Activity status where compliance not achieved with: Not applicable.²³</u>
SETZ-R11	Industrial activities within existing industrial buildings	
1 Settlement Zone	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 All the Standards of this chapter are complied with; and</p> <p>CON-2 The activity does not include an offensive trade; and</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the location and design of parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of 	<p>Activity status where compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the location and design of buildings and any proposed parking and loading areas and access 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal.
		Activity status where compliance not

²² Collins, D W and S M [141.1]

²³ Collins, D W and S M [141.1]

	privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal.	achieved with CON-2: Non-Complying
SETZ-R12	Emergency Services Facilities	
Settlement Zone (Outside the Blandswood Precinct)	Activity status: Controlled Where: CON-1 All the Standards of this chapter are complied with. Matters of control are restricted to: <ol style="list-style-type: none"> 1. the location and design of buildings, parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal. <p><i>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</i></p>	Activity status where compliance not achieved with CON-1: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the location and design of buildings and any proposed parking and loading areas and access 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal.
2. Blandswood Precinct	Activity status: Discretionary <i>Note:</i> <i>Any associated building and structure must be constructed in accordance with SETZ-R8.</i>	Activity status where compliance not achieved with: Not applicable²⁴
SETZ-R13	Industrial activities not listed in SETZ-R12	
Settlement Zone (Outside the Blandswood Precinct)	Activity status: Restricted Discretionary Where: RDIS-1 The activity is an extension to an existing industrial building or activity; and RDIS-2 The activity does not include an offensive trade; and RDIS-3 All the Standards of this chapter are complied with. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the location and design of buildings, parking and loading areas and access; and 2. hours of operation; and 	Activity status where compliance not achieved with RDIS-1 or RDS-3: Discretionary Activity status where compliance not achieved with RDIS-2: Non-complying

²⁴ Collins, D W and S M [141.1]

	3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. the treatment and disposal of stormwater, wastewater and any industrial or trade waste; 6. Measures to avoid or mitigate adverse effects.	
2. Blandswood Precinct	<u>Activity status: Non-complying</u> <u>Note:</u> <u>Any associated building and structure must be constructed in accordance with SETZ-R8.</u>	<u>Activity status where compliance not achieved with: Not applicable²⁵</u>

SETZ-R14	Any activities not otherwise listed	
Settlement Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Standards

SETZ-S1	Height of buildings and structures	
Settlement Zone	<p>Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of:</p> <p><u>1. 10m outside the Blandswood Precinct;</u> <u>2. 5m inside the Blandswood Precinct.</u></p> <p><u>Towers and poles associated with emergency service facilities must not exceed 15m.²⁶</u></p> <p>Note:²⁷ Height shall be measured²⁸ from the existing ground level prior to any works commencing.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. dominance of the surrounding area; and 2. overlooking and loss of privacy to adjoining sites; and 3. solar access to adjoining sites; and 4. landscaping; and 5. mitigation measures; <u>and</u> 6. <u>if within the Blandswood Precinct, the effects on the adjoining Peel Forest Park Scenic Reserve; and</u> 7. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the Blandswood Precinct, acknowledging greater building heights may be required on sloping sites.²⁹</u>
SETZ-S2	Height in relation to boundary	
Settlement Zone	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space; and 2. any impact on solar access to living rooms; and 3. any adverse effects resulting from

²⁵ Collins, D W and S M [141.1]

²⁶ FENZ [131.55]

²⁷ ECan [183.4]

²⁸ Clause 16(2) RMA

²⁹ Collins, D W and S M [141.1]

described in APP8 - Recession Planes.		<p>the bulk and dominance of built form; and</p> <ol style="list-style-type: none"> any benefits, such as the use of architectural features or steps in the building facade; mitigation measures and; if within the Blandswood Precinct, the effects on the adjoining Peel Forest Park Scenic Reserve.³⁰
SETZ-S3	Building setbacks	
Settlement Zone	<p>Buildings must be set back a minimum of:</p> <ol style="list-style-type: none"> 4.5m from any road boundary; and 3m from any internal boundary. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> overshadowing of adjacent sites; and sunlight and daylight access to internal and external living spaces of adjacent residential sites; and loss of privacy to adjacent residential sites; and mitigation measures; and effects on the adjoining Peel Forest Park Scenic Reserve.³¹
SETZ-S4	Coverage	
Settlement zone	<p>The maximum combined building and impervious surface coverage of the site must be 35%.</p> <p><u>The combined building coverage and impervious surface coverage of any site must not exceed 35%³²</u></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> availability of land for the purpose of treatment and/or disposal of sewage, stormwater, greywater or trade waste; and compatibility with the character and qualities of the zone; and visual dominance of buildings; and mitigation measures; and the extent to which the activity will maintain and/or enhance the character and qualities of the Blandswood Precinct.³³
SETZ-S5	Water supply	
Settlement Zone	<p>All activities must:</p> <ol style="list-style-type: none"> be connected to a community drinking water supply; or be connected to a private drinking water supply; or store 45,000 litres of potable water on-site from another source. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> security of domestic water supply from contamination; and adequacy of storage volume of water for domestic and fire-fighting purposes.
SETZ-S6	Sewage treatment and disposal	
Settlement Zone	<p>Any activity must:</p> <ol style="list-style-type: none"> be connected to an available 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> adverse effects on domestic water

³⁰ Collins, D W and S M [141.1]

³¹ Collins, D W and S M [141.1]

³² ECan [183.1]

³³ Collins, D W and S M [141.1]

	<p>sewerage network where one exists; or</p> <p>2. be served by an on-site treatment and sewage disposal system that <u>is permitted or has been consented or approved</u>³⁴ has been consented or approved by the Canterbury Regional Council.</p>	<p>supplies; and</p> <p>2. contamination of soil and water.</p>
SETZ-S7	Manufacturing, altering, repairing, dismantling or processing of materials	
Settlement Zone	<p>All manufacturing, altering, repairing, dismantling or processing of any materials or articles associated with an activity must be carried out within a building.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. nature, scale and intensity of the activity; and 2. noise, odour and dust effects on the surrounding area.
SETZ-S8	Outdoor storage, display and parking areas	
Settlement Zone	<p>Any outdoor storage, display and parking areas located within any road or internal boundary setback under SETZ-S3 must be permanently screened by landscape planting of a minimum width of 2m and minimum height of 2m.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. visual impacts on neighbouring properties and the surrounding area; and 2. type and maintenance of landscaping <u>and</u>; 3. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the Blandswood Precinct.</u>³⁵
SETZ-S9	Home business	
Settlement Zone	<p>The activity shall ensure that:</p> <ol style="list-style-type: none"> 1. there must be no more than two full-time equivalent people engaged in the home business who resides off-site; and 2. any retail sales, other than internet-based sales where no customer visits occur, must be limited to the sale of produce grown on the site and handcrafts manufactured on the site. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. scale, intensity and character of business; and 2. hours of operation; and 3. traffic generation; and 4. provision of parking; and 5. noise, odour, dust, disturbance and loss of privacy for neighbours; and 6. mitigation measures <u>and</u>; 7. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the Blandswood Precinct.</u>³⁶

³⁴ ECan [183.155]

³⁵ Collins, D W and S M [141.1]

³⁶ Collins, D W and S M [141.1]

1. Reverse sensitivity mapping

1.1. Overview

1. The following planners were included in the correspondence, and the asterisks* represent the planners that provided feedback:
 - Susannah Tait*
 - Rachael Pull*
 - Tom Anderson*
 - Vance Hodgson*
 - Steve Tuck*
 - Mark Allan*
 - Doyle Richardson*
 - Kaaren Rosser*
 - Kim Seaton*
 - Deidre Francis*
 - Lynette Wharfe*
 - Ainsley McLeod*
 - Nathan Hole
 - Natasha Rivai
 - Hannah Hoogeveen
2. The following document sets out the provisions that relate to reverse sensitivity within the following documents:
 - National Planning Standards 2022
 - National Policy Statement for Highly Productive Land 2022
 - National Policy Statement on Electricity Transmission 2008
 - National Policy Statement for Renewable Electricity Generation 2011
 - New Zealand Coastal Policy Statement 2010
 - Canterbury Regional Policy Statement 2013
 - Proposed Timaru District Plan
3. The provisions have been split into three topic areas being:
 - Rural topic
 - Infrastructure topic
 - Miscellaneous topic

4. Rachael Pull for Te Rūnanga o Ngāi Tahu includes the following caveat:

“In my view, the provisions listed below have been confined to provisions that manage activities that may compromise, constrain, or curtail another activity. It does not list provisions that manage effects of an activity on the environment more broadly such as ‘sensitive environments’ and ‘light sensitive areas’ or considers provisions for environments that have the potential to create adverse effects on activities such as ‘natural hazard sensitive activity’ provisions. Those provisions seek to achieve a similar outcome to reverse sensitivity (the management of adverse effects), however are not the direct result of two potentially conflicting activities which is part of the definition of reverse sensitivity in the Timaru District Plan.

The exemption to this is Sites and Areas of Significance to Māori (SASM) which is a sensitive environment, however the scheduled SASM values have noted some existing activities such as mahinga kai, making the SASM provisions a form of reverse sensitivity protection.”

1.2. Index

An index of each of the provisions is provided below. The full text of each provision is contained in a A3 with Appendix A.

1.2.1. Rural topic

Provision
National Policy Statement for Highly Productive Land 2022 (amendment 2024)
Policy 7
Policy 8
Policy 9
Clause 3.7 Avoiding rezoning of highly productive land for rural lifestyle
Clause 3.8 - Avoiding subdivision of highly productive land
Clause 3.9(3) Protecting highly productive land from inappropriate use and development
Clause 3.10 - Exemption for highly productive land subject to permanent or long-term constraints
Clause 3.13 - Managing reverse sensitivity and cumulative effects
Canterbury Regional Policy Statement 2013
Objective 5.2.1(2)(i) – Location, Design and Function of Development
Policy 5.3.1(1) – Regional Growth (Wider Region)

Method 5.3.1(2) – Regional Growth (Wider Region)
Policy 5.3.2(2)(b) – Development conditions
Policy 5.3.4(5)(b) – Papakāinga housing and marae
Policy 5.3.11(1) – Community scale irrigation, stockwater and rural drainage infrastructure (Wider Region)
Policy 5.3.12(1)(b) - Rural production (Wider Region)
Method (2)(b) - Rural production (Wider Region)
Objective 14.2.2 – Localised adverse effects of discharges on air quality
Policy 14.3.5– Relationship between discharges to air and sensitive land uses
Method 14.3.5(6)(b) – Relationship between discharges to air and sensitive land uses
<i>Proposed Timaru District Plan</i>
Definitions – reverse sensitivity
SD-O9 (iii) – Rural Areas
RLZ-P8 - Intensive primary production, mining, quarrying and industrial activities
<u>RLZ-R4- Pig production for domestic self-subsistence home use</u>
<u>RLZ-R5- Keeping of poultry for domestic self-subsistence home use</u>
RLZ-S4 - Boundary setbacks for buildings and structures
GRUZ-02 - Character and qualities of the General Rural Zone
GRUZ-03 – Protecting primary production
GRUZ-04 - Protecting sensitive activities and sensitive zones
GRUZ-P1 - Primary production activities
GRUZ-P2 - Character and qualities of the General Rural Zone
GRUZ-P5 – Protecting primary production
GRUZ-P6 - Mining and quarrying activities
GRUZ-P7 - Industrial activities, rural industries and other activities
GRUZ-P8 - Residential activities (not including workers accommodation listed in GRUZ-P9)
GRUZ-R1 - Primary production and intensive primary production, not otherwise listed in this chapter
GRUZ-R2 - Pig production for domestic self-subsistence home use
GRUZ-R3 - Keeping of poultry for domestic self-subsistence home use
GRUZ-R14 - Use of airstrips and helicopter landing sites

GRUZ-R16 - Quarries and quarrying activities:
GRUZ-R23 - Expansion of existing consented quarries
GRUZ-S4 - Setbacks for sensitive activities
GRUZ-S5 - Intensive primary production activities and new farm effluent disposal areas
SUB-O3(4) - Rural subdivision
SUB-P5 - Reverse Sensitivity
SUB-P9(7) – Residential Subdivision
SUB-P14 - Rural Allotments
SUB-R1 Matter of Control 9 (d) – Boundary adjustment
SUB-R2 Matters of Control 9 (d) – Subdivision that creates new allotments solely for the purpose of network utilities, the national grid or roads
SUB-R3 Matters of Discretion 9 (d) – Subdivision not listed in SUB-R1 and SUB-R2
PREC4-P1(3) - Maintaining and enhancing the character and amenity values of the Holiday Hut Precinct
OSZ-R10 Matter of restricted discretion (2) – Buildings and structures

1.2.2. Infrastructure Topic

Provision
<i>New Zealand Coastal Policy Statement 2010</i>
Policy 6(e) – Activities in the coastal environment
Policy 9 – Ports
<i>National Policy Statement on Electricity Transmission 2008</i>
Objective 1
Policy 10
Policy 11
<i>National Policy Statement for Renewable Electricity Generation 2011</i>
Policy D - Managing reverse sensitivity effects on renewable electricity generation activities
National Planning Standards 2022
7. District-wide Matters Standard (5c)
<i>Canterbury Regional Policy Statement 2013</i>

Objective 5.2.1(2)(f), (g) and (i) – Location, Design and Function of Development (Entire Region)
Objective 5.2.2(2)(a) – Integration of land-use and regionally significant infrastructure (Wider Region)
Method 5.3.1(2) – Regional growth (Wider Region)
Policy 5.3.2(1)(a) and (2)(b) – Development conditions (Wider Region)
Policy 5.3.6(1) – Sewerage, stormwater and potable water infrastructure (Wider Region)
Method 5.3.6(3)(a) – Sewerage, stormwater and potable water infrastructure (Wider Region)
Policy 5.3.7(1) – Strategic land transport network and arterial roads (Entire Region)
Method 5.3.7(3)(a) and (e) – Strategic land transport network and arterial roads (Entire Region)
Policy 5.3.8(2) – Land use and transport integration (Wider Region)
Method 5.3.8(2)(a) – Land use and transport integration (Wider Region)
Policy 5.3.9(1) and (2) – Regionally significant infrastructure (Wider Region)
Method 5.3.9(4)(a) and (b) – Regionally significant infrastructure (Wider Region)
Policy 5.3.10(1) – Telecommunication infrastructure (Wider Region)
Method 5.3.10(3)(a) – Telecommunication infrastructure (Wider Region)
Policy 5.3.11(1) – Community-scale irrigation, stockwater and rural drainage infrastructure (Wider Region)
Method 5.3.11(3)(a) – Community-scale irrigation, stockwater and rural drainage infrastructure (Wider Region)
Objective 8.2.3 – Regionally significant infrastructure and commercial maritime facilities
Policy 8.3.5(5) – Maintenance and enhancement of public and Ngai Tahu access
Policy 8.3.6(4) – Regionally significant infrastructure
Method 8.3.6(3)(b) – Regionally significant infrastructure
Policy 16.3.4(2) – Reliable and resilient electricity transmission network within Canterbury
Method 16.3.4(3)(a) – Reliable and resilient electricity transmission network within Canterbury
Policy 16.3.5(1) – Efficient, reliable and resilient electricity generation within Canterbury

Method 16.3.5(3)(a) – Efficient, reliable and resilient electricity generation within Canterbury
<i>Proposed Timaru District Plan</i>
Definitions – reverse sensitivity
EI-O4 – Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities
EI-P3 – Adverse effects on Regionally Significant Infrastructure
EI-R27 – Buildings or structures within the National Grid Yard
EI-R28 – Earthworks, and land disturbance for the installation of fence posts within the National Grid Yard
EI-R29 – Subdivision of land within the National Grid Subdivision Corridor
TRAN-O3 – Adverse effects on land transport infrastructure
SUB-P5 – Reverse sensitivity
SUB-R1 Matters of Control 9 (c) – Boundary adjustment
SUB-R2 Matters of Control 9 (c) – Subdivision that creates new allotments solely for the purpose of network utilities, the national grid or roads
SUB-R3 Matters of Discretion 9(c) – Subdivision not listed in SUB-R1 and SUB-R2
NOISE-O2 – Reverse sensitivity
NOISE-P4 – Aircraft operations and engine testing
NOISE-P5 – Reverse sensitivity
NOISE-P7 – Noise sensitive activities within noise control boundaries
PREC1-O1 – The purpose of the Old North Road General Residential Precinct
PREC1-P1 – Reverse sensitivity
PREC1-S1 – Density of residential units
PREC1-S2 – Road and boundary setbacks
PREC1-S3 – Site coverage
MRZ-P1.4 – Medium density residential development
MUZ-P4 – Residential activities
MUZ-R10 (RDA(5) - Buildings and structures (excluding those specified in MUZ-R9)
GIZ-O3.2 – Use and development within the General Industrial Zone
GIZ-P6.4 – Other activities
PREC7-P1 – Port operation, development and use
PORTZ-P1 – Compatible activities in the Port Zone

PORTZ-R3.2 Matters of restricted discretion 3, Matters of discretion 4 – Industrial activity and ancillary activities not addressed in PORTZ-R1

1.2.3. Miscellaneous topic

Provision
National Planning Standards 2022
<i>7. District-wide Matters Standard (13c)</i>
Canterbury Regional Policy Statement 2013
Method 5.3.1(2) – Regional growth (Wider Region)
Policy 5.3.2(2)(b) – Development conditions (Wider Region)
Policy 14.3.5(1), (2) and (3) – Relationship between discharges to air and sensitive land uses
Method 14.3.5(6)(b) – Relationship between discharges to air and sensitive land uses
Proposed Timaru District Plan
Definitions – reverse sensitivity
SD-O1(ii) and (iii) – Residential Areas and Activities
HS-O2 – Sensitive activities
HS-P3 – Sensitive activities in proximity to Major Hazard Facilities
HS-R3 – Sensitive activity, including subdivision to create a new allotment to accommodate future sensitive activity, in proximity to a Major Hazard Facility
MRZ-P1(4) – Medium density residential development
RLZ-S4 Matter of restricted discretion 2 – Boundary setbacks for buildings and structures
MUZ-P4 – Residential activities
MUZ-R10 Matter of restricted discretion 5 – Buildings and structures (excluding those specified in MUZ-R9)
CCZ-R7 Matter of control 4 - Buildings and structures
MPZ-P4 - Pig production for domestic self-subsistence home use
MPZ-P5 - Incompatible activities
MPZ-R13 Matter of restricted discretion 2 - Other commercial services, offices and retail activities
GIZ-O2(7) – Character and qualities of the General industrial Zone
GIZ-O3(2) Use and development in the General Industrial Zone

GIZ-P6 Other activities
NOISE-O2 - Reverse sensitivity (in the context of commercial, mixed use and industrial zones)
NOISE-P5 - Reverse sensitivity
NOISE-P7 Noise sensitive activities within noise control boundaries
NOISE-R9 – Any new building for use by a noise sensitive activity and alterations to existing buildings for use by a noise sensitive activity (not listed in NOISE-R12)
NOISE-R12 – New noise sensitive activities, alterations to existing buildings for use by a noise sensitive activity or subdivision to accommodate a noise sensitive activity
NOISE-S3 – Acoustic insulation

2. Appendix A – Full text

2.1. Rural Topic

Provision	Provision text
National Policy Statement for Highly Productive Land 2022 (amendment 2024)	
Policy 7	<i>The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.</i>
Policy 8	<i>Highly productive land is protected from inappropriate use and development.</i>
Policy 9	<i>Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.</i>
Clause 3.7 - Avoiding rezoning of highly productive land for rural lifestyle	<i>(1) Territorial authorities must avoid rezoning of highly productive land as rural lifestyle, except as provided in clause 3.10.</i>
Clause 3.8 - Avoiding subdivision of highly productive land	<i>(2) Territorial authorities must take measures to ensure that any subdivision of highly productive land:</i> <i>(a) ...</i> <i>(b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on surrounding land-based primary production activities.</i>
Clause 3.9 - Protecting highly productive land from inappropriate use and development	<i>(3) Territorial authorities must take measures to ensure that any subdivision of highly productive land:</i> <i>(a) ...</i> <i>(b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on land-based primary production activities from the use or development.</i>
Clause 3.10 - Exemption for highly productive land subject to permanent or long-term constraints	<i>(1) Territorial authorities may only allow highly productive land to be subdivided, used, or developed for activities not otherwise enabled under clauses 3.7, 3.8, or 3.9 if satisfied that:</i> <i>(a) ...</i> <i>(b) the subdivision, use, or development:</i> <i>(i) ...</i> <i>(ii) ...</i> <i>(iii) avoids if possible, or otherwise mitigates, any potential reverse sensitivity effects on surrounding land-based primary production from the subdivision, use, or development; and</i>
Clause 3.13 - Managing reverse sensitivity and cumulative effects	<i>(1) Territorial authorities must include objectives, policies, and rules in their district plans that:</i> <i>(a) identify typical activities and effects associated with land-based primary production on highly productive land that should be anticipated and tolerated in a productive rural environment; and</i> <i>(b) require the avoidance if possible, or otherwise the mitigation, of any potential reverse sensitivity effects from urban rezoning or rural lifestyle development that could affect land-based primary production on highly productive land (where mitigation might involve, for instance, the use of setbacks and buffers); and</i> <i>(c) require consideration of the cumulative effects of any subdivision, use, or development on the availability and productive capacity of highly productive land in their district.</i>
Canterbury Regional Policy Statement 2013	
Objective 5.2.1(2)(i) – Location, Design and Function of Development	<i>Development is located and designed so that it functions in a way that:</i> <i>1. ...</i> <i>2. Development is located and designed so that it functions in a way that:</i>

	<p><i>a. ...</i></p> <p><i>i. Avoids conflicts between incompatible activities</i></p>
Policy 5.3.1(1) – Regional Growth (Wider Region)	<p><i>To provide, as the primary focus for meeting the wider region’s growth needs, sustainable development patterns that:</i></p> <p><i>1. ensure that any</i></p> <p><i>a. urban growth; and</i></p> <p><i>b. limited rural residential development</i></p> <p><i>2. ...</i></p>
Policy 5.3.1, Method (2) – Regional growth (Wider Region)	<p><i>Territorial Authorities will</i></p> <p><i>Set out objectives, and policies, and may include methods in district plans which establish an approach for the integrated management of urban and zoned rural residential development with the primary focus of ensuring consolidated, well-designed and more sustainable urban patterns including the avoidance, remediation or mitigation of reverse sensitivity effects.</i></p>
Policy 5.3.2(2)(b) – Development conditions (Wider Region)	<p><i>To enable development including regionally significant infrastructure which:</i></p> <p><i>1. ...</i></p> <p><i>2. Avoid or mitigate:</i></p> <p><i>b. Reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas; and</i></p> <p><i>3. ...</i></p>
Policy 5.3.4(5)(b) – Papakāinga housing and marae (Entire Region)	<p><i>To recognise that the following activities, when undertaken by tāngata whenua with mana whenua, are appropriate when they occur on their ancestral land in a manner that enhances their on-going relationship and culture and traditions with that land:</i></p> <p><i>1. ...</i></p> <p><i>And provide for these activities if:</i></p> <p><i>5. as a result of the location, design, landscaping and management of the papakāinga housing and marae:</i></p> <p><i>a. ...</i></p> <p><i>b. regard has been given to amenity values of the surrounding environment.</i></p>
Policy 5.3.11(1) – Community scale irrigation, stockwater and rural drainage infrastructure (Wider Region)	<p><i>In relation to established and consented community-scale irrigation, stockwater and rural drainage infrastructure:</i></p> <p><i>1. Avoid development which constrains the ability of this infrastructure in Canterbury to be operated, maintained and upgraded;</i></p> <p><i>2. ...</i></p>
Policy 5.3.12(1)(b) - Rural production (Wider Region)	<p><i>Maintain and enhance natural and physical resources contributing to Canterbury’s overall rural productive economy in areas which are valued for existing or foreseeable future primary production, by:</i></p> <p><i>1. Avoiding development, and/or fragmentation which;</i></p> <p><i>a. ...</i></p> <p><i>b. Results in reverse sensitivity effects that limit or precludes primary production.</i></p> <p><i>2. ...</i></p>
Policy 5.3.12, Method (2)(b)(ii) - Rural production (Wider Region)	<p><i>Territorial authorities will:</i></p> <p><i>2. Set out objectives and policies, and may include methods in district plans which:</i></p> <p><i>a. ...</i></p>

	<p><i>b. control the adverse effects of subdivision and land-use in rural areas, including by:</i></p> <p><i>i. ...</i></p> <p><i>ii. ensuring appropriate separation between consented and permitted rural productive activities and those land-uses which may result in reverse sensitivity effects on rural productive activities.</i></p> <p><i>iii. ...</i></p>
Objective 14.2.2 – Localised adverse effects of discharges on air quality	<i>Enable the discharges of contaminants into air provided there are no significant localised adverse effects on social, cultural and amenity values, flora and fauna, and other natural and physical resources.</i>
Policy 14.3.5 – Relationship between discharges to air and sensitive land uses	<p><i>In relation to the proximity of discharges to air and sensitive land-uses:</i></p> <p><i>1. To avoid encroachment of new development on existing activities discharging to air where the new development is sensitive to those discharges, unless any reverse sensitivity effects of the new development can be avoided or mitigated.</i></p> <p><i>2. Existing activities that require resource consents to discharge contaminants into air, particularly where reverse sensitivity is an issue, are to adopt the best practicable option to prevent or minimise any actual or likely adverse effect on the environment.</i></p> <p><i>3. New activities which require resource consents to discharge contaminants into air are to locate away from sensitive land uses and receiving environments unless adverse effects of the discharge can be avoided or mitigated.</i></p>
Policy 14.3.5, Method (6)(b) – Relationship between discharges to air and sensitive land uses	<p><i>Territorial authorities will:</i></p> <p><i>6. Set out objectives and policies, and may include methods in district plans to ensure that:</i></p> <p><i>a. ...</i></p> <p><i>b. Provision is made to protect established activities discharging contaminants to air from adverse reverse sensitivity effects resulting from encroachment by sensitive land-uses if the established activity has adopted the best practicable option to prevent or minimise any actual or likely adverse effects.</i></p>
<i>Proposed Timaru District Plan</i>	
Definitions – reverse sensitivity	<i>Means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity</i>
SD-O9 – Rural Areas	<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. managing the adverse effects of new sensitive activities on primary production;</i></p> <p><i>ii. ...</i></p>
RLZ-P8 - Intensive primary production, mining, quarrying and industrial activities	<p><i>Avoid intensive primary production, mining, quarrying and industrial activities in the zone, unless:</i></p> <p><i>1. ...</i></p> <p><i>the activity is of such a small scale or nature that all adverse effects on sensitive activities will be avoided; and</i></p> <p><i>...</i></p> <p><i>6. the activity will not compromise the efficiency and safety of the roading network.</i></p>
RLZ-R4 - Pig production for domestic self-subsistence home use	<p><i>Activity status: Permitted</i></p> <p><i>Where:</i></p> <p><i>PER-1 - The pigs are only for the subsistence of the people residing on the site and are not sold to anyone not residing on the site; and</i></p> <p><i>PER-2 - There is no more than six pigs located on the site and the pigs are setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</i></p>
RLZ-R5 - Keeping of poultry for domestic self-subsistence home use	<p><i>Activity status: Permitted</i></p> <p><i>Where:</i></p> <p><i>PER-1 - The poultry are for the subsistence of the people residing on the site and are not sold to anyone not residing on the site; and</i></p>

	<p>PER-2 - There is no more than 30 birds located on the site; and</p> <p>PER-2 - Any building or structure with an area of less than 50m² used to confine chickens is setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p>PER-3 - No roosters are kept within 100m from the notional boundary of an existing sensitive activity on a separate site under different ownership; and</p>
RLZ-S4 - Boundary setbacks for buildings and structures	<p>All new buildings and structures (excluding fences, irrigators, water troughs, crop support structures and artificial crop protection structures) shall be setback 8m from all site boundaries.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. ... 2. the extent of adverse effects including noise, smell, visual, character, privacy, shading, dominance and reverse sensitivity; and 3. ...
GRUZ-O2 - Character and qualities of the General Rural Zone	<p>The character and qualities of the General Rural Zone comprise:</p> <ol style="list-style-type: none"> 1. large allotments with large areas of open space; and 2. 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 3. higher levels of amenity immediately around sensitive activities and zone boundaries; and 4. vegetation, pasture, crops and forestry and livestock across a range of landscapes.
GRUZ-O3 - Protecting primary production	<p>The land resource of the General Rural Zone is not diminished by activities with no functional or operational need to locate in the General rural zone, and primary production is protected from sensitive activities.</p>
GRUZ-O4 - Protecting sensitive activities and sensitive zones	<p>Intensive primary production, mining, quarrying and other intensive activities generates no or minimal adverse effects on:</p> <ol style="list-style-type: none"> 1. sensitive activities; and <p>land close to Residential, Rural settlement, Māori Purpose and Open space zones.</p>
GRUZ-P1 - Primary production activities	<p>Enable a range of primary production activities, where they:</p> <ol style="list-style-type: none"> 1. allow for the ongoing productive use of land for present and future generations; or <p>maintain the character and qualities of the General Rural Zone; and</p> <p>meet the standards and requirements to minimise adverse effects on sensitive activities and the environment.</p>
GRUZ-P2 - Character and qualities of the General Rural Zone	<p>The character and qualities of the zone are maintained by:</p> <ol style="list-style-type: none"> 1. requiring a large minimum allotment size that ensures ample open space around buildings; and <p>controlling the height and setbacks of buildings and structures; and</p> <p>ensuring activities that can generate significant adverse effects and sensitive activities are well separated from each other.</p>
GRUZ-P5 - Protecting primary production	<p>Manage sensitive activities in the zone to ensure:</p> <ol style="list-style-type: none"> 1. they are located to avoid adverse effects on primary production; or 2. if avoidance is not possible, the sensitive activity includes mitigation measures so that there is minimal potential for adverse effects on the sensitive activity from primary production activities.
GRUZ-P6 – Mining and quarrying activities	<ol style="list-style-type: none"> 1. Enable small scale quarry activities (up to 2,000m²), subject to requirements to protect the environment and sensitive activities; 2. Only allow mining and other quarry activities in the General rural zone where: <ol style="list-style-type: none"> a. adverse effects on sensitive environment and sensitive activities are avoided, or if avoidance is not possible minimised; and b. adverse effects on primary production and other activities are managed in accordance with appropriate management plans; and c. vehicle access is suitable and safe, and traffic generation can be safely and efficiently accommodated by the surrounding road network; and

	<p>d. <i>adverse effects on protected rock art and archaeological sites are avoided; and</i></p> <p>e. <i>adverse effects on local character and qualities are minimised; and</i></p> <p>f. <i>sites are progressively rehabilitated to enable the establishment of a land use consistent with the surrounding area.</i></p>
GRUZ-P7 - Industrial activities, rural industries and other activities	<p>1. <i>Only allow rural industries and other activities (not listed in the rules) in the General Rural Zone where:</i></p> <p>a. <i>the activity</i></p> <p>i. <i>was legally established use not permitted in the zone; or</i></p> <p>ii. <i>supports primary production; or</i></p> <p>iii. <i>has a functional or operational need for the activity to locate within the Zone; and</i></p> <p>b. <i>the activity is compatible or complimentary with the character and qualities of the Zone; and</i></p> <p>c. <i>...</i></p> <p>e. <i>the scale, location and intensity of the activity will not compromise the efficiency and safety of the roading network; and</i></p> <p>f. <i>the activity does not constrain existing primary production or the establishment of activities otherwise permitted within the General rural zone; and</i></p> <p>g. <i>any adverse effects on primary production, sensitive activities, zone boundaries or sensitive environments are avoided, and if avoidance is not possible, adverse effects are minimised.</i></p> <p>2. <i>Avoid other industrial activities unless:</i></p> <p>e. <i>the matters under GRUZ-P7.1 above are complied with; and</i></p> <p>f. <i>the activity:</i></p> <p>i. <i>...</i></p> <p>ii. <i>is of such a small scale or nature that all adverse effects on primary production, sensitive environment or sensitive activities will be avoided.</i></p>
GRUZ-P8 - Residential activities (not including workers accommodation listed in GRUZ_P9)	<p><i>Provide for residential activities in the General rural zone where:</i></p> <p>1. <i>fragmentation of rural land for non-primary production activities is avoided; and</i></p> <p><i>the character and qualities of the General rural zone are maintained; and</i></p> <p><i>the requirements of GRUZ-P5 are met; and</i></p> <p><i>any minor residential unit is ancillary and subordinate to the site's principal residential unit.</i></p>
GRUZ-R1 - Primary production and intensive primary production, not otherwise listed in this chapter	<p>Activity status: Permitted</p> <p>Where:</p> <p>...</p> <p>PER-2 <i>GRUZ-S5 is complied with; and</i></p> <p>PER-3 <i>For grazing of stock within 50m of a residential unit under different ownership located in the Māori Purpose Zone, permanent ground cover of no less than 90% must be maintained, except during crop renewal or resowing.</i></p> <p>PER-4 <i>For milking sheds and buildings used to house or feed stock are located at least 200m from any land in the Māori Purpose Zone, Settlement Zone and Residential Zones.</i></p> <p>Note: <i>any associated building and structure must be constructed in accordance with GRUZ-R13.</i></p> <p>Activity status where compliance not achieved with PER-3: Restricted Discretionary Matters of discretion are restricted to:</p>

	<p>1. the ability to manage grazing practices to ensure amenity effects on adjoining neighbours are minimised.</p> <p>Activity status where compliance not achieved with PER-4: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any adverse effect on adjoining properties; and mitigation measures. <p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>
GRUZ-R2 - Pig production for domestic self-subsistence home use	<p>Activity status: Permitted Where:</p> <p>...</p> <p>PER-2 There is no more than six pigs located on the site and the pigs are setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; or</p> <p>PER-3 There is between 7 and 25 pigs on the site and the pigs are setback a minimum distance of:</p> <ol style="list-style-type: none"> 50m of a building containing an existing sensitive activity on a separate site under different ownership; and 100m of the boundary with a Residential, Rural Lifestyle, Rural Settlement, Māori Purpose or Open Space zone. <p>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</p> <p>Activity status where compliance not achieved: Discretionary</p>
GRUZ-R3 - Keeping of poultry for domestic self-subsistence home use	<p>Activity status: Permitted Where:</p> <p>...</p> <p>PER-3 Any building or structure with an area of less than 50m² used to confine chickens is setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p>PER-4 No roosters are kept within 100m from the notional boundary of an existing sensitive activity on a separate site under different ownership; and</p> <p>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</p> <p>Activity status where compliance not achieved: Discretionary</p>
GRUZ-R14 - Use of airstrips and helicopter landing sites	<p>Activity status: Permitted Where:</p> <p>...</p> <p>PER-2 The use is for primary production including spraying, stock management, fertiliser application or frost protection for:</p> <ol style="list-style-type: none"> a maximum of seven days within any three month period where the airstrip or helicopter landing site is setback between 500m-1,000m from: <ol style="list-style-type: none"> any Residential zone; and the notional boundary of a building containing a noise sensitive activity, not located on the site of the airstrip or helicopter land site; or the airstrip or helicopter landing site is setback greater than 1,000m from: <ol style="list-style-type: none"> any Residential zone; and

	<p><i>b. the notional boundary of a building containing a noise sensitive activity, not located on the site of the airstrip or helicopter land site; or</i></p> <p>PER-3 <i>Take offs or landings must not exceed 10 per month; and the airstrip or landing site is setback a minimum of 500m from:</i></p> <ol style="list-style-type: none"> <i>any Residential zone; and</i> <i>the notional boundary of a building containing a noise sensitive activity not located on the site of the airstrip or helicopter land site.</i>
<p>GRUZ-R16 - Quarries and quarrying activities:</p> <ol style="list-style-type: none"> up to 2,000m² (not in the bed of a river); and ... 	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 <i>The quarry is not within 10m of a site boundary; and</i></p> <p>PER-2 <i>The quarry in not within 50m of a rock art site; and</i></p> <p>PER-3 <i>The quarry is not located within 500m of an existing sensitive activity located on another site or the boundary of any of the Residential zones, Rural lifestyle zone, Rural settlement zone, Māori Purpose zone or Open Space and recreation zones; and</i></p> <p>...</p> <p>Activity status where compliance not achieved: Discretionary</p>
<p>GRUZ-R23 - Expansion of existing consented quarries</p>	<p>Activity status: Restricted Discretionary</p> <p>...</p> <p>RDIS-3 <i>The expansion does not occur within:</i></p> <ol style="list-style-type: none"> <i>500m of an existing sensitive activity located on another site, or the boundary of a Residential, Rural Lifestyle, Rural Settlement, Māori Purpose or Open Space zone; or</i> <i>20m of a site boundary; or</i> <i>...</i> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <i>adverse effects on the visual amenity and landscape character and the location and scale of any buildings; and</i> <i>the extent of dust nuisance, land instability, and contamination; and</i> <i>...</i> <p>Activity status where compliance not achieved: Discretionary</p>
<p>GRUZ-S4 - Setbacks for sensitive activities</p>	<ol style="list-style-type: none"> <i>No new sensitive activity may be established within 500m from:</i> <ol style="list-style-type: none"> <i>the closest outer edge of any paddocks, hard-stand areas, structures or buildings used to house stock, or treatment systems, used for an intensive primary production activity; and</i> <i>an existing farm effluent disposal area; and</i> <i>a lawfully established quarry or mine.</i> <i>No new building for a sensitive activity may be erected within 20m from any other site boundary in a different ownership where a primary production activity is being conducted, unless the site existed prior to 22 September 2022, in which case a 10m setback applies;</i> <i>No new building for a sensitive activity may be erected within 20m of an existing shelter belt.</i> <p><i>Except that these setbacks do not apply to a new sensitive activity being established within the same site on which a lawfully established: intensive primary production activity; effluent disposal; quarry or mine; is located.</i></p> <p>...</p>

GRUZ-S5 - Intensive primary production activities and new farm effluent disposal areas	<p>1. <i>Prior to the establishment of:</i></p> <ul style="list-style-type: none"> a. <i>a new intensive primary production activity; or</i> b. <i>the expansion of an existing intensive primary production activity; or</i> c. <i>a new farm effluent disposal area;</i> <p><i>a plan showing the location of all paddocks, hard-stand areas, structures, buildings used to house stock, and treatment systems associated with the intensive primary production activity shall be provided to Council's District Planning Unit; and</i></p> <p>2. <i>No new:</i></p> <ul style="list-style-type: none"> a. <i>intensive primary production (including expansion of an existing intensive primary production), except calf rearing for less than three months in any calendar year; or</i> b. <i>farm effluent disposal area (including expansion of an existing farm effluent area),</i> <p><i>may be established within:</i></p> <ul style="list-style-type: none"> i. <i>500m of the notional boundary of an existing sensitive activity on a separate site under different ownership; or</i> ii. <i>100m of the boundary with a separate lot under different ownership; or</i> iii. <i>1000m of the boundary with any of the Residential zones, Rural Lifestyle zone, Rural Settlement zone, Māori Purpose zone or Open Space and recreation zones.</i>
SUB-O3(4) - Rural subdivision	<p><i>Subdivision in the rural zones will:</i></p> <ul style="list-style-type: none"> 1. ... 4. <i>minimise reverse sensitivity effects on intensive primary production.</i>
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 established intensive primary production.</i>
SUB-P9(7) - Residential Subdivision	<p><i>Require residential subdivision to accord with the purpose, character and qualities of the zone, and maintain and enhance amenity values, by ensuring:</i></p> <ul style="list-style-type: none"> 1. ... 7. <i>conflict between residential activities and adjoining land uses are minimised.</i>
SUB-P14 - Rural Allotments	<p><i>Avoid subdivision that creates allotments that are less than the required minimum allotment size within the General Rural Zone and Rural Lifestyle Zone unless:</i></p> <ul style="list-style-type: none"> 1. <i>the subdivided allotments are solely for the purpose of network utilities, esplanade reserves or strips, roads, walkways, cycleways or access; or</i> <p><i>the non-compliance is minor and the subdivision maintains the dwelling density anticipated for the zone; and</i></p> <p><i>the subdivision is necessary for natural hazard mitigation; or</i></p> <ul style="list-style-type: none"> 2. <i>the subdivision is necessary to protect the values of sensitive environments.</i>
SUB-R1, Matter of Control 9(d) – Boundary adjustment	<p>Matters of control are restricted to:</p> <ul style="list-style-type: none"> 1. ... 9. <i>Measures to avoid, remedy or mitigate adverse effects:</i> <ul style="list-style-type: none"> a. ... d. <i>on existing or permitted adjoining or adjacent land uses; and</i> 10. ...
SUB-R2, Matters of Control 9(d) – Subdivision that creates new allotments solely for	<p>Matters of control are restricted to:</p> <ul style="list-style-type: none"> 1. ... 9. <i>Measures to avoid, remedy or mitigate adverse effects:</i>

the purpose of network utilities, the national grid or roads	<p><i>a. ...</i></p> <p><i>d. on existing or permitted adjoining or adjacent land uses; and</i></p> <p><i>10. ...</i></p>
SUB-R3, Matters of Discretion 9(d) – Subdivision not listed in SUB-R1 and SUB-R2	<p>Matters of control are restricted to:</p> <p><i>1. ...</i></p> <p><i>9. Measures to avoid, remedy or mitigate adverse effects:</i></p> <p><i>a. ...</i></p> <p><i>d. on existing or permitted adjoining or adjacent land uses; and</i></p> <p><i>10. ...</i></p>
PREC4-P1(3) - Maintaining and enhancing the character and amenity values of the Holiday Hut Precinct	<p><i>Only allow activities in the Holiday Hut Precinct where they will:</i></p> <p><i>1. ...</i></p> <p><i>3. Avoid adverse effects on the natural environment and reverse sensitivity effects on adjoining primary production activities.</i></p>
OSZ-R10.2 Holiday Hut Precinct, Matter of restricted discretion (2) – Buildings and structures	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1</p> <p><i>They are located outside a High Hazard Area overlay, Coastal Erosion overlay, or Sea Water Inundation Overlay.</i></p> <p>Matters of discretion are restricted to:</p> <p><i>1. ...</i></p> <p><i>2. the extent to which the proposal will avoid adverse effects on the natural environment and reverse sensitivity effects on adjoining primary production activities.</i></p> <p><i>3. ...</i></p>

2.2. Infrastructure topic

Provision	Provision text
New Zealand Coastal Policy Statement 2010	
Policy 6(e) – Activities in the coastal environment	<p><i>(1) In relation to the coastal environment:</i></p> <p><i>(e) Consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area;</i></p>
Policy 9 – Ports	<p><i>Recognise that a sustainable national transport system requires an efficient national network of safe ports, servicing national and international shipping, with efficient connections with other transport modes, including by:</i></p> <p><i>(a) ensuring that development in the coastal environment does not adversely affect the efficient and safe operation of these ports, or their connections with other transport modes; and</i></p> <p><i>(b) considering where, how and when to provide in regional policy statements and in plans for the efficient and safe operation of these ports, the development of their capacity for shipping, and their connections with other transport modes.</i></p>
National Policy Statement on Electricity Transmission 2008	

Objective	<p><i>To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:</i></p> <ul style="list-style-type: none"> • ... • <i>managing the adverse effects of other activities on the network.</i>
Policy 10 - Managing the adverse effects of third parties on the transmission network	<i>In achieving the purpose of the Act, decision-makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.</i>
Policy 11 - Managing the adverse effects of third parties on the transmission network	<i>Local authorities must consult with the operator of the national grid, to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent. To assist local authorities to identify these corridors, they may request the operator of the national grid to provide local authorities with its medium to long-term plans for the alteration or upgrading of each affected section of the national grid (so as to facilitate the long-term strategic planning of the grid).</i>
National Policy Statement for Renewable Electricity Generation 2011	
Policy D - Managing reverse sensitivity effects on renewable electricity generation activities	<i>Decision-makers shall, to the extent reasonably possible, manage activities to avoid reverse sensitivity effects on consented and on existing renewable electricity generation activities.</i>
National Planning Standards 2019 (2022 amendment)	
7. District-wide Matters Standard (5c)	<p>1. ...</p> <p>5. <i>Provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, infrastructure and transport heading. These provisions may include:</i></p> <ul style="list-style-type: none"> a. ... c. <i>the management of reverse sensitivity effects between infrastructure and other activities.</i> <p>6. ...</p>
Canterbury Regional Policy Statement 2013	
Objective 5.2.1(2)(f), (g) and (i) – Location, Design and Function of Development (Entire Region)	<p><i>Development is located and designed so that it functions in a way that:</i></p> <ul style="list-style-type: none"> 1. ... 2. <i>Development is located and designed so that it functions in a way that:</i> <ul style="list-style-type: none"> a. ... f. <i>Is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;</i> g. <i>Avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;</i> h. ... i. <i>Avoids conflicts between incompatible activities</i>
Objective 5.2.2(2)(a) – Integration of land-use and regionally significant	<p><i>In relation to the integration of land use and regionally significant infrastructure:</i></p> <ul style="list-style-type: none"> 1. ... 2. <i>To achieve patterns and sequencing of land use with regionally significant infrastructure in the wider region so that:</i> <ul style="list-style-type: none"> a. <i>Development does not result in adverse effects on the operation, use and development of regionally significant</i>

infrastructure (Wider Region)	<i>b. ...</i>
Policy 5.3.1, Method (2) – Regional growth (Wider Region)	<i>Territorial Authorities will</i> 2. <i>Set out objectives, and policies, and may include methods in district plans which establish an approach for the integrated management of urban and zoned rural residential development with the primary focus of ensuring consolidated, well-designed and more sustainable urban patterns including the avoidance, remediation or mitigation of reverse sensitivity effects.</i>
Policy 5.3.2(1)(a) and (2)(b) – Development conditions (Wider Region)	<i>To enable development including regionally significant infrastructure which:</i> 1. <i>ensure that adverse effects are avoided, remedied or mitigated, including where these would compromise or foreclose :</i> <i>a. existing or consented regionally significant infrastructure;</i> <i>b. ...</i> 2. <i>avoid or mitigate:</i> <i>a. ...</i> <i>b. reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas; and</i> 3. <i>...</i>
Policy 5.3.6(1) – Sewerage, stormwater and potable water infrastructure (Wider Region)	<i>Within the wider region:</i> 1. <i>Avoid development which constrains the on-going ability of the existing sewerage, stormwater and potable water supply infrastructure to be developed and used.</i> 2. <i>...</i>
Policy 5.3.6, Method (3)(a) – Sewerage, stormwater and potable water infrastructure (Wider Region)	<i>Territorial authorities will</i> 3. <i>Set out objectives and policies and may include methods in district plans which:</i> <i>a. Control the location of development sensitive to the effects of existing sewerage and stormwater infrastructure.</i>
Policy 5.3.7(1) – Strategic land transport network and arterial roads (Entire Region)	<i>In relation to strategic land transport network and arterial roads, the avoidance of development which:</i> 1. <i>Adversely affects the safe efficient and effective functioning of this network and these roads, including the ability of this infrastructure to support freight and passenger transport services;</i> 2. <i>...</i>
Policy 5.3.7, Method (3)(a) and (e) – Strategic land transport network and arterial roads (Entire Region)	<i>Territorial authorities will</i> 3. <i>Set out objectives and policies, and may include methods in district plans which:</i> <i>a. Minimise the requirement for upgrading of the strategic land transport network by ensuring that the existing capacity of this network is efficiently used and not compromised by new development.</i> <i>b. ...</i> <i>e. Restrict the location of connection to the existing strategic land transport network, and as necessary to other arterial roads, to those locations where adverse effects on the existing infrastructure are mitigated.</i> <i>f. ...</i>
Policy 5.3.8(2) – Land use and transport integration (Wider Region)	<i>Integrate land use and transport planning in a way</i> 1. <i>...</i> 2. <i>that avoids or mitigates conflicts with incompatible activities; and</i>

Policy 5.3.8, Method (2) – Land use and transport integration (Wider Region)	<p><i>Territorial authorities will</i></p> <ol style="list-style-type: none"> 2. <i>Set out objectives, policies and/or methods in district plans which:</i> <ol style="list-style-type: none"> a. <i>avoid land-uses that may result in adverse reverse sensitivity effects on transport infrastructure.</i> b. <i>...</i>
Policy 5.3.9(1) and (2) – Regionally significant infrastructure (Wider Region)	<p><i>In relation to regionally significant infrastructure (including transport hubs):</i></p> <ol style="list-style-type: none"> 1. <i>Avoid development which constrains the ability of this infrastructure to be developed and used without time or other operational constraints that may arise from adverse effects relating to reverse sensitivity or safety;</i> 2. <i>provide for the continuation of existing infrastructure, including its maintenance and operation, without prejudice to any future decision that may be required for the ongoing operation or expansion of that infrastructure;</i> 3. <i>...</i>
Policy 5.3.9, Method (4)(a) and (b) – Regionally significant infrastructure (Wider Region)	<p><i>Territorial authorities will</i></p> <ol style="list-style-type: none"> 4. <i>Set out objectives and policies, and may include methods in district plans which:</i> <ol style="list-style-type: none"> a. <i>avoid sensitive and incompatible land-uses within proximity of identified transport hubs and regionally significant infrastructure where the quality of current or future environment is incompatible with the health requirements and amenity value expectations of people adjacent or within part of the receiving environment of activities undertaken by regionally significant infrastructure.</i> b. <i>avoid land-uses that directly adversely affect the safe operation of regionally significant infrastructure.</i>
Policy 5.3.10(1) – Telecommunication infrastructure (Wider Region)	<p><i>Within the wider region:</i></p> <ol style="list-style-type: none"> 1. <i>Avoid development which constrains the ability of telecommunication infrastructure in Canterbury to be developed and used.</i> 2. <i>...</i>
Policy 5.3.10, Method (3)(a) – Telecommunication infrastructure (Wider Region)	<p><i>Territorial authorities will</i></p> <ol style="list-style-type: none"> 3. <i>Set out objectives and policies, and may include methods in district plans which:</i> <ol style="list-style-type: none"> a. <i>Avoid land-uses that may result in adverse reverse sensitivity effects on telecommunication infrastructure.</i> b. <i>...</i>
Policy 5.3.11(1) – Community-scale irrigation, stockwater and rural drainage infrastructure (Wider Region)	<p><i>In relation to established and consented community-scale irrigation, stockwater and rural drainage infrastructure:</i></p> <ol style="list-style-type: none"> 1. <i>Avoid development which constrains the ability of this infrastructure in Canterbury to be operated, maintained and upgraded.</i> 2. <i>...</i>
Policy 5.3.11, Method (3)(a) – Community-scale irrigation, stockwater and rural drainage infrastructure (Wider Region)	<p><i>Territorial authorities will</i></p> <ol style="list-style-type: none"> 3. <i>Set out objectives and policies, and may include methods in district plans which:</i> <ol style="list-style-type: none"> a. <i>Avoid development that unnecessarily impacts on the functioning of existing and consented community-scale irrigation, stockwater and rural drainage infrastructure.</i>
Objective 8.2.3 – Regionally significant infrastructure and commercial maritime facilities	<p><i>Subdivision, use or development in the coastal environment does not adversely affect the efficient development and use of regionally significant infrastructure and other commercial maritime activities.</i></p>

Policy 8.3.5(5) – Maintenance and enhancement of public and Ngai Tahu access	<p><i>To maintain and enhance public and Ngāi Tahu access to and along the coastal marine area, subject to:</i></p> <ol style="list-style-type: none"> 1. ... 5. <i>Protecting the stability, performance, maintenance and operation of regionally significant infrastructure in the coastal environment or other commercial maritime facilities.</i> 6. ...
Policy 8.3.6(4) – Regionally significant infrastructure	<p><i>In relation to regionally significant infrastructure in the coastal environment:</i></p> <ol style="list-style-type: none"> 1. ... 4. <i>Avoid development that may result in reverse sensitivity effects that constrain the ability of the infrastructure to be developed and used (because of the imposition of time or other operational constraints)</i> 5. ...
Policy 8.3.6, Method (3)(b) – Regionally significant infrastructure	<p><i>Territorial authorities will</i></p> <ol style="list-style-type: none"> 3. <i>Set out objectives and policies, and may include methods in district plans that:</i> <ol style="list-style-type: none"> a. ... b. <i>Avoid land-uses that have reverse sensitivity effects on regionally significant infrastructure in the coastal environment.</i>
Policy 16.3.4(2) – Reliable and resilient electricity transmission network within Canterbury	<p><i>To encourage a reliable and resilient national electricity transmission network within Canterbury by:</i></p> <ol style="list-style-type: none"> 1. ... 2. <i>Avoiding subdivision, use and development including urban or semi urban development patterns, which would otherwise limit the ability of the electricity transmission network to be operated, maintained, upgraded and developed.</i> 3. ...
Policy 16.3.4, Method (3)(a) – Reliable and resilient electricity transmission network within Canterbury	<p><i>Territorial authorities will</i></p> <ol style="list-style-type: none"> 3. <i>Set out objectives and policies, and may include methods in district plans that:</i> <ol style="list-style-type: none"> a. <i>avoid subdivision, use and development that may result in adverse reverse sensitivity effects on the electricity transmission network, including, through consultation with the operator of the national electricity transmission network, identifying appropriate buffer corridors within which it can be expected that sensitive activities will generally not be provided for</i> b. ...
Policy 16.3.5(1) – Efficient, reliable and resilient electricity generation within Canterbury	<p><i>To recognise and provide for efficient, reliable and resilient electricity generation within Canterbury by:</i></p> <ol style="list-style-type: none"> 1. <i>Avoiding subdivision, use and development which limits the generation capacity from existing or consented electricity generation infrastructure to be used, upgraded or maintained.</i> 2. ...
Policy 16.3.5, Method (3)(a) – Efficient, reliable and resilient electricity generation within Canterbury	<p><i>Territorial authorities will</i></p> <ol style="list-style-type: none"> 3. <i>Set out objectives and policies, and may include methods in district plans to:</i> <ol style="list-style-type: none"> a. <i>Avoid land-uses that may result in adverse reverse sensitivity effects on the existing electricity generation infrastructure</i> b. ...
<i>Proposed Timaru District Plan</i>	
Definitions – reverse sensitivity	<i>means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity</i>
EI-O4 – Adverse effects on Regionally Significant	<i>The efficient operation, maintenance, repair, upgrading or development of Regionally Significant Infrastructure and lifeline utilities are not constrained or compromised by the adverse effects of subdivision, use and development, including reverse sensitivity effects.</i>

Infrastructure and Lifeline Utilities	
EI-P3 – Adverse effects on Regionally Significant Infrastructure	<ol style="list-style-type: none"> 1. <i>Ensure new incompatible activities are appropriately located or designed so they do not compromise or constrain the safe, effective and efficient operation, maintenance, repair, development or upgrading of any Regionally Significant Infrastructure and lifeline utilities; and</i> 2. <i>Recognise and provide for the safe and efficient operation, maintenance, upgrading, removal and development of the National Grid by:</i> <ol style="list-style-type: none"> a. <i>avoiding the establishment or expansion of activities sensitive to transmission lines in the National Grid Yard and avoiding subdivision, use and development that may compromise the operation, maintenance, repair, upgrading, renewal, or development of the National Grid; and</i> b. <i>providing security of supply and/or maintaining the integrity of National Grid assets; and</i> c. <i>maintaining ongoing access to conductors and support structures for maintenance and upgrading works; and</i> d. <i>minimising exposure to health and safety risks from the National Grid; and</i> e. <i>managing activities, as far as reasonably practicable, to avoid the potential for reverse sensitivity effects on the National Grid.</i>
EI-R27 – Buildings or structures within the National Grid Yard	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p><i>In the National Grid Yard:</i></p> <ol style="list-style-type: none"> 1. <i>any alteration or addition to an existing building or structure for a sensitive activity does not involve an increase in the building height for network utility structures or footprint; or</i> 2. <i>...</i> <p>PER-2</p> <p><i>In the National Grid Yard, the building or structure is located at least 12m from the outer visible edge of any National Grid tower or pole and associated stay wire, unless it does not permanently physically obstruct existing vehicular access to a National Grid support structure and it is one of the following:</i></p> <ol style="list-style-type: none"> 1. <i>a network utility undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes); or</i> 2. <i>a fence no greater than 2.5m high and that is no closer than 5m to the nearest National Grid pole; or no closer than 6m to the nearest National Grid tower; or</i> 3. <i>an artificial crop protection structure or crop support structure not exceeding 2.5 metres in height and located at least 8 metres from a National Grid transmission line pole that is removable or temporary to allow a clear working space of 12 metres from the pole for maintenance and allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; or</i> 4. <i>...</i>
EI-R28 – Earthworks, and land disturbance for the installation of fence posts within the National Grid Yard	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p><i>The depth of the earthworks or land disturbance is:</i></p> <ol style="list-style-type: none"> 1. <i>no greater than 300mm within 12 metres of the outer visible edge of a foundation of a National Grid transmission line tower or pole; and</i> 2. <i>...</i> <p>Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. <i>effects on the operation, maintenance, upgrading and development of the National Grid; and</i>

	<p>2. the risk to the structural integrity of the National Grid support structure(s) ; and</p> <p>3. any impact on the ability to access the National Grid; and</p> <p>4. the risk of electrical hazards affecting public or individual safety and the risk of property damage; and</p> <p>5. the outcome of any consultation with the owner and operator of the National Grid.</p>
<p>EI-R29 – Subdivision of land within the National Grid Subdivision Corridor</p>	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1</p> <p><i>All resulting allotments can accommodate a building platform for the likely principal building(s) and any building(s) for sensitive activities outside the National Grid Yard (other than where the allotments are for roads, access ways and network utilities).</i></p> <p>RDIS-2</p> <p><i>Existing vehicle access way to National Grid assets is maintained.</i></p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. the extent to which the subdivision allows for the ongoing efficient operation, maintenance and upgrading of the National Grid, including the ability for continued reasonable access for inspections, maintenance and upgrading; and 2. the location of any future building platform as it relates to the National Grid Yard; and 3. the extent to which the subdivision design allows for any future sensitive activity to be setback from the National Grid; and 4. the nature and location of any vegetation to be planted in the vicinity of the National Grid; and 5. the ability of future development to comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; and 6. ... <p>Activity status when compliance not achieved: Non-complying</p>
<p>TRAN-O3 – Adverse effects on land transport infrastructure</p>	<p><i>Land transport infrastructure is not compromised by incompatible activities that may result in conflict or reverse sensitivity effects.</i></p>
<p>SUB-P5 – Reverse sensitivity</p>	<p><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 intensive primary production.</i></p>
<p>SUB-R1, Matter of Control 9(c) – Boundary adjustment</p>	<p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. ... 9. Measures to avoid, remedy or mitigate adverse effects: <ol style="list-style-type: none"> a. ... c. on infrastructure; and d. ...
<p>SUB-R2, Matters of Control 9(c) – Subdivision that creates new allotments solely for the purpose of</p>	<p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. ... 9. Measures to avoid, remedy or mitigate adverse effects: <ol style="list-style-type: none"> b. ... e. on infrastructure; and

network utilities, the national grid or roads	<i>f. ...</i>
SUB-R3, Matters of Discretion 9(c) – Subdivision not listed in SUB-R1 and SUB-R2	<p><i>Matters of control are restricted to:</i></p> <ol style="list-style-type: none"> 1. ... 9. <i>Measures to avoid, remedy or mitigate adverse effects:</i> <ol style="list-style-type: none"> c. ... g. <i>on infrastructure; and</i> h. ...
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 are not constrained by reverse sensitivity effects arising from noise sensitive activities.</i>
NOISE-P4 – Aircraft operations and engine testing	<i>Require the noise generated by aircraft operations and engine testing at Timaru/Richard Pearse Airport to be limited so that any adverse amenity effects on noise sensitive activities and health and safety of occupants (including sleep disturbance) are minimised as far as practicable.</i>
NOISE-P5 – Reverse sensitivity	<p><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 minimise sleep disturbance from noise, while taking into account:</i></p> <ol style="list-style-type: none"> 1. <i>the type of noise generating activity; and</i> 2. <i>other noise sources in the area; and</i> 3. <i>the nature and occupancy of the noise sensitive activity; and</i> 4. <i>mitigation measures, including acoustic insulation, screening and topography.</i> <p><i>For the purpose of this Policy, higher noise environments include:</i></p> <ol style="list-style-type: none"> 1. <i>Commercial and Mixed Use Zones; and</i> 2. <i>Residential zones in close proximity to any General industrial zone and areas within the Port Noise Outer Control Boundary and within that part of the Medium Density Residential Zone and City Centre Zone located within the Port Noise Inner Control Boundary; and</i> 3. <i>locations in close proximity to a State Highway or the railway line.</i>
NOISE-P7 – Noise sensitive activities within noise control boundaries	<p><i>Within the Airport Noise Control Boundary Overlay, Port Noise Inner Control Boundary Overlay (excluding areas within the City Centre Zone and Medium Density Residential Zone) and the Raceway Noise Control Boundary Overlay, avoid:</i></p> <ol style="list-style-type: none"> 1. <i>subdivision, unless it will not facilitate the establishment of additional noise sensitive activities; and</i> 2. <i>noise sensitive activities, unless noise mitigation measures are implemented that avoid sleep disturbance and minimise other adverse effects on the amenity values of occupants.</i>
PREC1-O1 – The purpose of the Old North Road General Residential Precinct	<i>Low-density residential development is provided in the Old north general residential precinct in a way that minimises reverse sensitivity effects on the adjacent General industrial zone.</i>
PREC1-P1 – Reverse sensitivity	<i>Require a low density of development and separation distances from industrial development.</i>
PREC1-S1 – Density of residential units	<p><i>Residential units must not exceed a density of one per 1,500m² of net site area.</i></p> <p><i>Matters of discretion restricted to:</i></p> <ol style="list-style-type: none"> 1. <i>reverse sensitivity effects on the General Industrial Zone; and</i> 2. ...

PREC1-S2 – Road and boundary setbacks	<ol style="list-style-type: none"> 1. Buildings other than a garage or carport must be set back a minimum of 10m from Old North Road or Blair Street. 2. Buildings other than a garage or carport must be set back a minimum of 20m from any boundary adjoining the General industrial zone. <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. potential reverse sensitivity effects on the General Industrial Zone; and 2. ...
PREC1-S3 – Site coverage	<p>The maximum combined building and impervious surface coverage of the net site area of any site must not exceed 35%.</p> <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. potential reverse sensitivity effects on the General Industrial Zone; and 2. ...
MRZ-P1(4) – Medium density residential development	<p>Enable residential activities and a diverse range of residential unit types and sizes where:</p> <ol style="list-style-type: none"> 1. ... 4. Potential reverse sensitivity effects on any adjacent Commercial and mixed-use or General industrial zones are minimised.
MUZ-P4 – Residential activities	<p>Provide for residential activities where they are designed to minimise potential reverse sensitivity effects on commercial or existing industrial activities.</p>
MUZ-R10 Matter of restricted discretion (5) - Buildings and structures (excluding those specified in MUZ-R9)	<p>...</p> <p>CON-2</p> <p>The new building or building addition, is not associated with a residential activity; and</p> <p>...</p> <p>Activity status where compliance not achieved with CON-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. ... 5. reverse sensitivity. <p>...</p>
GIZ-O3(2) – Use and development within the General Industrial Zone	<p>Use and development in the General Industrial Zone:</p> <ol style="list-style-type: none"> 1. ... 2. is not compromised by the establishment of sensitive activities; 3. ...
GIZ-P6(4) – Other activities	<p>Avoid the establishment of other activities including residential activities unless:</p> <ol style="list-style-type: none"> 1. ... 4. the activity would not result in reverse sensitivity effects that may constrain industrial activities.
PREC7-P1 – Port operation, development and use	<p>Enable the efficient operation, use and development of the operational area of the Port of Timaru by:</p> <ol style="list-style-type: none"> 1. enabling a range of port activities and ancillary activities that support port activities; and 2. recognising the limited land area available for activities that rely on proximity to the Port and infrastructure of the port; and

	<p>3. <i>discouraging the establishment of non-industrial or non-Port activities that:</i></p> <ul style="list-style-type: none"> a. <i>do not have a direct relationship with the Coastal environment, or the Port of Timaru.</i> b. <i>require a higher standard of amenity that may be sensitive to or result in conflict with existing or permitted activities in the Port Zone; or</i> c. <i>would compromise the safe and efficient use and operation of the Port of Timaru.</i>
PORTZ-P1 – Compatible activities in the Port Zone	<p><i>Enable activities that are compatible with the purpose of the Port Zone by:</i></p> <ul style="list-style-type: none"> 1. <i>providing for industrial activities which are not Port activities that:</i> <ul style="list-style-type: none"> a. <i>are outside of the Port Operational Area or have a functional or operational need to be located in the Port Operational Area; and</i> b. <i>will not undermine the efficient and effective operation of the Port, including by avoiding any activities that may give rise to reverse sensitivity effects on the Port.</i> 2. <i>providing for commercial activities with a functional or operational need to be located in the zone that:</i> <ul style="list-style-type: none"> a. <i>directly serve the needs of workers employed in the Port Zone; or</i> b. <i>involve the sale of boats, products related to the marine industries, or associated equipment; or</i> c. <i>involve products made or processed on-site; or</i> d. <i>office activities that are for the administration of the Port of Timaru, or those associated with and ancillary to industrial activities or commercial activities; and</i> 3. <i>only allow for residential activities in instances where they:</i> <ul style="list-style-type: none"> a. <i>are ancillary to Port activities on the site; and</i> b. <i>have a functional or operational need to locate on site; and</i> c. <i>have measures to avoid reverse sensitivity effects on Port and industrial activities; and</i> d. <i>occupy a minimal area of site.</i>
PORTZ-R3, Matters of restricted discretion 3, Matters of discretion 4 – Industrial activity and ancillary activities not addressed in PORTZ- R1	<p>Activity status: Restricted Discretionary</p> <p>RDIS-1</p> <p><i>The activity and its buildings and structures complies with all of the Standards of this chapter; and</i></p> <p>...</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. ... 3. <i>the extent of any potential to adversely effect the efficient and effective operation of the Port of Timaru.</i> 4. ... <p>Activity status where compliance not achieved with RDIS-1: Restricted Discretionary</p> <p>Matters of Discretion are restricted to:</p> <ul style="list-style-type: none"> 1. ... 4. <i>the extent of any potential to adversely affect the efficient and effective operation of the Port of Timaru; and</i> 5. ... <p>Activity status where compliance not achieved with RDIS-2 or RDIS-3: Discretionary</p>

2.3. Miscellaneous topic

Provision	Provision text
<i>National Planning Standards 2019 (amendment 2022)</i>	
7. District-wide Matters Standard (13c)	<p>2. ...</p> <p>7. <i>If the following matters are addressed, they must be located in a Hazardous substances chapter:</i></p> <p> <i>a. ...</i></p> <p> <i>c. provisions required to manage land use in close proximity to major hazard facilities to manage risk and reverse sensitivity issues.</i></p> <p>8. ...</p>
<i>Canterbury Regional Policy Statement 2013</i>	
Policy 5.3.1, Method (2) – Regional growth (Wider Region)	<p><i>Territorial authorities will:</i></p> <p>2. <i>Set out objectives, and policies, and may include methods in district plans which establish an approach for the integrated management of urban and zoned rural residential development with the primary focus of ensuring consolidated, well-designed and more sustainable urban patterns including the avoidance, remediation or mitigation of reverse sensitivity effects.</i></p>
Policy 5.3.2(2)(b) – Development conditions (Wider Region)	<p><i>To enable development including regionally significant infrastructure which:</i></p> <p>1. ...</p> <p>2. <i>Avoid or mitigate:</i></p> <p> <i>a. ...</i></p> <p> <i>b. Reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas; and</i></p> <p>3. ...</p>
Policy 14.3.5 – Relationship between discharges to air and sensitive land uses	<p><i>In relation to the proximity</i></p> <p>1. <i>To avoid encroachment of new development on existing activities discharging to air where the new development is sensitive to those discharges, unless any reverse sensitivity effects of the new development can be avoided or mitigated.</i></p> <p>2. <i>Existing activities that require resource consents to discharge contaminants into air, particularly where reverse sensitivity is an issue, are to adopt the best practicable option to prevent or minimise any actual or likely adverse effect on the environment.</i></p> <p>3. <i>New activities which require resource consents to discharge contaminants into air are to locate away from sensitive land uses and receiving environments unless adverse effects of the discharge can be avoided or mitigated.</i></p>
Policy 14.3.5, Method (6)(b) – Relationship between discharges to air and sensitive land uses	<p><i>Territorial authorities will</i></p> <p>6. <i>Set out objectives and policies, and may include methods in district plans to ensure that:</i></p> <p> <i>a. ...</i></p> <p> <i>b. Provision is made to protect established activities discharging contaminants to air from adverse reverse sensitivity effects resulting from encroachment by sensitive land-uses if the established activity has adopted the best practicable option to prevent or minimise any actual or likely adverse effects.</i></p>
<i>Proposed Timaru District Plan</i>	
Definitions – reverse sensitivity	<i>means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity.</i>
SD-O1(ii) and (iii) – Residential Areas and Activities	<p><i>ii. limited rural lifestyle development opportunities are provided where they concentrate and are attached to existing urban areas, achieve a coordinated pattern of development and are capable of efficiently connecting to reticulated sewer and water infrastructure; and</i></p> <p><i>iii. limited residential opportunities are maintained in existing rural settlements, subject to adequate servicing.</i></p>

HS-O2 – Sensitive activities	<i>New sensitive activities are located to minimise reserve sensitivity effects on major hazard facilities and to avoid unacceptable risks to the sensitive activity.</i>
HS-P3 – Sensitive activities in proximity to Major Hazard Facilities	<i>Require sensitive activities to be sufficiently separated from Major Hazard Facilities to minimise reverse sensitivity effects on the Major Hazard Facility and to avoid unacceptable risks to the sensitive activity.</i>
HS-R3 – Sensitive activity, including subdivision to create a new allotment to accommodate future sensitive activity, in proximity to a Major Hazard Facility	<p>Activity status: Permitted</p> <p>Where</p> <p>...</p> <p>PER-2</p> <p><i>Where a Quantitative Risk Assessment does not exist for a Major Hazard Facility, the sensitive activity is not located within 250m of an existing Major Hazard Facility.</i></p> <p>Activity status where compliance not achieved: Non-Complying</p>
MRZ-P1(4) – Medium density residential development	<p><i>Enable residential activities and a diverse range of residential unit types and sizes where:</i></p> <ol style="list-style-type: none"> 5. ... 4. <i>Potential reverse sensitivity effects on any adjacent Commercial and mixed-use or General industrial zones are minimalised.</i>
RLZ-S4, Matter of restricted discretion 2 – Boundary setbacks for buildings and structures	<p><i>All new buildings and structures (excluding fences, irrigators, water troughs, crop support structures and artificial crop protection structures) shall be setback 8m from all site boundaries.</i></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. ... 2. <i>the extent of adverse effects including noise, smell, visual, character, privacy, shading, dominance and reverse sensitivity; and</i> 3. ...
MUZ-P4 – Residential activities	<i>Provide for residential activities where they are designed to minimise potential reverse sensitivity effects on commercial or existing industrial activities.</i>
MUZ-R10, Matter of restricted discretion 5 – Buildings and structures (excluding those specified in MUZ-R9)	<p>Activity status: Controlled</p> <p>Where:</p> <p>...</p> <p>CON-2</p> <p><i>The new building or building addition, is not associated with a residential activity; and</i></p> <p>...</p> <p>Activity status where compliance not achieved with CON-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. ... 5. <i>reverse sensitivity.</i> <p>...</p>

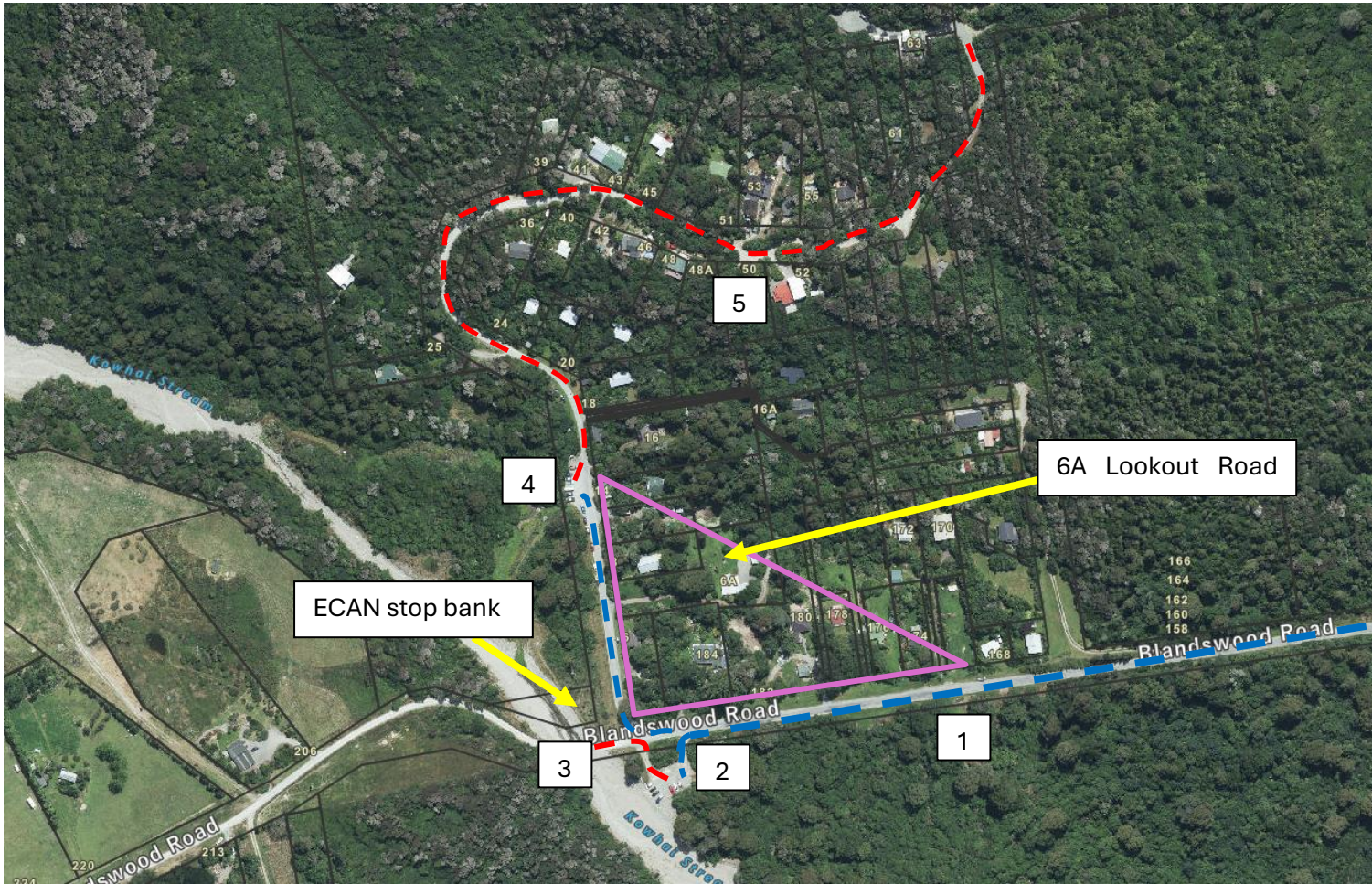
CCZ-R7, Matter of control 4 - Buildings and structures	<p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> ... the extent to which any potential reverse sensitivity effects are avoided or mitigated; and ...
MPZ-P5 - Incompatible activities	Avoid activities which are likely to be incompatible with the purpose of the Māori Purpose Zone, unless a cultural impact assessment demonstrates that the effects on cultural values are acceptable or can be minimised.
MPZ-R13, Matter of restricted discretion 2 and 3 - Other commercial services, offices and retail activities	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> ... any potential for reverse sensitivity effects or impacts on existing or potential permitted development in the zone and surrounding land; and ... <p>Activity status when compliance not achieved with RDIS-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> ... any potential for reverse sensitivity effects or impacts on existing or potential permitted development in the zone and surrounding land; and ...
GIZ-O2(7) – Character and qualities of the General industrial Zone	<p>The character and qualities of the General Industrial Zone comprise:</p> <ol style="list-style-type: none"> ... buildings and activities that do not compromise the amenity of adjoining Residential and Open Space and Recreation Zones; and ...
GIZ-O3(2) Use and development in the General Industrial Zone	<p>Use and development in the General Industrial Zone:</p> <ol style="list-style-type: none"> ... is not compromised by the establishment of sensitive activities; and ...
GIZ-P6(4) Other activities	<p>Avoid the establishment of other activities including residential activities unless:</p> <ol style="list-style-type: none"> ... the activity would not result in reverse sensitivity effects that may constrain industrial activities.
NOISE-O2 - Reverse sensitivity (in the context of commercial, mixed use and industrial zones)	The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use and Industrial zones are not constrained by reverse sensitivity effects arising from noise sensitive activities.

NOISE-P5 - Reverse sensitivity	<p><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 minimise sleep disturbance from noise, while taking into account:</i></p> <ol style="list-style-type: none"> <i>the type of noise generating activity; and</i> <i>other noise sources in the area; and</i> <i>the nature and occupancy of the noise sensitive activity; and</i> <i>mitigation measures, including acoustic insulation, screening and topography.</i> <p><i>For the purpose of this Policy, higher noise environments include:</i></p> <ol style="list-style-type: none"> <i>Commercial and Mixed Use Zones; and</i> <i>Residential zones in close proximity to any General industrial zone and areas within the Port Noise Outer Control Boundary and within that part of the Medium Density Residential Zone and City Centre Zone located within the Port Noise Inner Control Boundary; and</i> <i>locations in close proximity to a State Highway or the railway line.</i>
NOISE-P7 - Noise sensitive activities within noise control boundaries	<p><i>Within the Airport Noise Control Boundary Overlay, Port Noise Inner Control Boundary Overlay (excluding areas within the City Centre Zone and Medium Density Residential Zone) and the Raceway Noise Control Boundary Overlay, avoid:</i></p> <ol style="list-style-type: none"> <i>subdivision, unless it will not facilitate the establishment of additional noise sensitive activities; and</i> <i>noise sensitive activities, unless noise mitigation measures are implemented that avoid sleep disturbance and minimise other adverse effects on the amenity values of occupants.</i>
NOISE-R9 – Any new building for use by a noise sensitive activity and alterations to existing buildings for use by a noise sensitive activity (not listed in NOISE-R12)	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p><i>The building is acoustically insulated and ventilated in accordance with:</i></p> <ol style="list-style-type: none"> <i>NOISE-S3 and NOISE-S4; and</i> <i>the acoustic insulation must be assessed in accordance with ISO 717-1:2020 Acoustics — Rating of sound insulation in buildings and of building elements — Part 1: Airborne sound insulation; or</i> <p>PER-2</p> <p><i>An acoustic design certificate signed by a suitably qualified acoustic engineer demonstrates either:</i></p> <ol style="list-style-type: none"> <i>the level of noise incident on the most exposed part of the exterior of any habitable room can be shown under a reasonable maximum use scenario to not exceed the following noise limits at all points 1.5m above ground level, and any part of the floor levels above ground:</i> <ol style="list-style-type: none"> <i>less than 55 dB $L_{Aeq(1h)}$ for rail noise; or</i> <i>Less than 57 dB $L_{Aeq(1h)}$ for road noise; or</i> <i>Less than 57 dB $L_{Aeq}(1 hr)$ for port noise; or</i> <i>the building is at least 20 metres from all roads subject to the standard and/or the railway line and there is a solid building, fence, wall or landform that completely blocks the line-of-sight from all parts of all windows and doors to all parts of any road surface subject to the standard, or all points above 3.8 metres for railway track.</i> <p>Note: <i>This standard applies in addition to, and does not affect the requirements of, the Building Act 2004.</i></p> <p>Activity status when compliance not achieved with PER-1.1 or PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <i>the matters of discretion of any infringed standard.</i> <i>for activities in breach PER-2, the matters of discretion of NOISE-S3</i>

	Activity status when compliance not achieved with PER-1.2: Non-complying
NOISE-R12 – New noise sensitive activities, alterations to existing buildings for use by a noise sensitive activity or subdivision to accommodate a noise sensitive activity	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1</p> <p><i>The activity is carried out within the Medium Density Residential Zone or City Centre Zone.</i></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <i>proximity and nature of noise generating activities in the Port Zone and the adverse effects they may experience from the noise; and</i> <i>the existing noise environment; and</i> <i>noise mitigation measures; and</i> <i>the extent to which reverse sensitivity from noise can be mitigated; and</i> <i>effects on amenity values and anticipated character of the receiving environment; and</i> <i>effects on health and well-being of people.</i> <p>Activity status where compliance not achieved: Non-complying</p> <p>Activity status: Non-complying</p> <p>Activity status where compliance not achieved: Not applicable</p>
NOISE-S3 – Acoustic insulation	<ol style="list-style-type: none"> <i>Any habitable room in a new building used for a noise sensitive activity, or an alteration to an existing building that changes its use to a noise sensitive activity, must be designed, constructed and maintained to achieve a minimum external to internal noise reduction for habitable rooms of not less than 35 dB $D_{Tr,2m,nT,w} + C_{Tr}$.</i> <i>Compliance with this standard must be achieved by ensuring habitable rooms are designed and constructed in a manner that accords with:</i> <ol style="list-style-type: none"> <i>Table 25 – Minimum construction requirements for external building elements of habitable rooms to achieve an advanced level of acoustic insulation; or</i> <i>an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design proposed will achieve compliance with this standard.</i> <p>Note: <i>This standard applies in addition to, and does not affect the requirements of, the Building Act 2004.</i></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <i>effects on the ability of existing or permitted activities to operate or establish without undue constraint; and</i> <i>any legal instrument proposed; and</i> <i>mitigation of noise achieved through other means; and</i> <i>the amenity of present and future residents of the site.</i> <ol style="list-style-type: none"> <i>Any habitable room in a new building used for a noise sensitive activity, or an alteration to an existing building that changes its use to a noise sensitive activity, must be designed, constructed and maintained to achieve a minimum external to internal noise reduction for habitable rooms of not less than 30 dB $D_{Tr,2m,nT,w} + C_{Tr}$.</i> <i>Compliance with this standard must be achieved by ensuring habitable rooms are designed and constructed in a manner that accords with:</i> <ol style="list-style-type: none"> <i>Table 26 – Minimum construction requirements for external building elements of habitable rooms to achieve a moderate level of acoustic insulation; or</i> <i>an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design proposed will achieve compliance with this standard.</i> <p>Note: <i>This standard applies in addition to, and does not affect the requirements of, the Building Act 2004.</i></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <i>effects on the ability of existing or permitted activities to operate or establish without undue constraint; and</i>

	<div>2. any legal instrument proposed; and</div> <div>3. mitigation of noise achieved through other means; and</div> <div>4. the amenity of present and future residents of the site.</div>
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APPENDIX D - Blandswood Site Visit Itinerary - Hearing B



Instructions

Stop 1 (car)

- Stop at the entrance to Denniston Bush Walk to see the ecological connection between Blandswood and Peel Forest Park Scenic Reserve.

Stop 2 (car)

- Stop at the Kowhai Stream DOC carpark. This is an overflow carpark for trampers using the Peel Forest Park Scenic Reserve.

Stop 3

- Walk to the Kowhai Stream ford and look upstream and see the ECAN stop bank.
- Walk along both Lookout Road and Blandswood Road looking at the area in pink which is the area identified within the PDP as an area of high hazard based on the potential flood risk from the Kowhai Stream.

Stop 4 – Can either:

- Park car in the car park and walk up Lookout Road. Note the road is quite steep and it is recommended that suitable tramping shoes are worn: or
- Drive up Lookout Road (if you have a 4WD), there is a turning bay at the top of the road.
- Greg Wilkinson's has invited the Hearing Panel to view his property at 6a Lookout Road. His property is located with the flood hazard overlay. It is an example of a recently renovated, consented and code compliant dwelling on the flood plain.

Stop 5

- Along Blandswood Road there examples of newer and older residential dwellings and also examples of vacant sections some which have a building platform cleared and others with dense vegetation.
- There are also several points where DOC tracks (Emily Falls track and Fern Walk) lead off from Lookout Road which highlights the connection between Blandswood and the Peel Forest Park Scenic Reserve.

Stop 6

- Turn around and return to (4)

Additional extra - Stop 7 (see below):

- From the carpark (4), if you have a 4WD, you could also cross the ford and drive up Blandswood Road to get a view looking back over the Blandswood area.

