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Proposed District Plan – Benchmarking of Enabling Rural Production within the Rural Zone Provisions

Prepared for Kapiti Coast District Council

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Kapiti Coast District Council

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1 Introduction

Kapiti Coast District Council (Council) notified its Proposed District Plan (PDP) in November 2012. Given that Council is progressing the PDP and in the process of considering points raised in submissions, it wishes to understand the approaches other Councils have taken in terms of the appropriate management of industrial activities.

As outlined Chapter 7 of the PDP, the Council faces a number of challenges in relation to the management of the rural environments. Particular challenges identified in the PDP relate to balancing often conflicting needs within the rural environment such as:

- Rural productivity;
- Rural character and amenity;
- Managing reverse sensitivity.

The purpose of this benchmarking report is to provide an assessment of how the Council's approach to managing rural productivity within the Rural Zone has changed from the operative version of the District Plan to the PDP and to consider this in the context of the approaches of other Councils. This report focusses on the provisions of the Rural Zone of the PDP and similar zones of other district plans.

As part of this benchmarking process, we have reviewed the relevant sections of the following district plans:

- Proposed Rotorua District Plan;
- Proposed Whakatane District Plan;
- Upper Hutt City District Plan;
- Porirua District Plan.

2 Operative District Plan Approach

The following section provides an overview of the operative Kapiti Coast District Plan approach to enabling industrial development.

2.1 Policy framework

C.2.1 establishes the objective and policy framework for the rural zone. The Rural Zone has a single objective as follows:

- Objective 1 – *Ensure that any adverse effects of activities on the natural and physical environment of rural areas and of rural based activities beyond this environment are avoided, remedied or mitigated with particular regard to sustaining the life supporting capacity of the resources of the land to meet the needs of future generations.*

This objective is supported by a number of policies. The following are considered to be of most relevance:

- Policy 3 - *Control production forestry to avoid, remedy or mitigate any adverse effects on the environment.*
- Policy 4 - *Control the adverse effects of intensive farming, shelter belts and plantations, home occupations and non-rural activities on the physical and natural environment of rural areas and adjacent residential areas and amenity values of these areas.*
- Policy 11 - *Ensure the consequences of existing or proposed aggregate extraction sites on nearby land are considered when planning for and making decisions on new use, development and subdivision of land.*

2.2 Provisions

To give effect to the above objectives and policies, a range of rules and standards are provided for the Rural Zone at Section D.5.1 of the Plan. The following provides a summary of some of the more relevant provisions:

Permitted Activities:

- Pastoral and arable farming, production forestry (except the harvesting of forestry blocks larger than 10 hectares in any 12 month period), outdoor (extensive) pig farming, horticulture, viticulture and orchards provided they comply with all the permitted activity standards. (Note: Intensive farming is not a permitted activity.)
- Farm tracks on private land for permitted farming activities not within outstanding landscapes shown on the District Wide Zone Maps.

Controlled Activities:

- Harvesting of forestry blocks larger than 10 hectares in any one calendar year where all the controlled activity standards are complied with.

The matters over which Council reserves control are:

- The operational techniques used to log the timber to avoid, remedy or mitigate adverse effects on the environment.
 - The access to the site and possible upgrading.
 - The imposition of financial contributions in accordance with Part E of this Plan.
- Intensive pig farming where all the Controlled Activity Standards for intensive pig farming are complied with.

The matters over which Council reserves control are:

- The imposition of financial contributions in accordance with Part E of this Plan.

Discretionary Activities:

- All activities which are not listed as non-complying or prohibited and all other activities which do not comply with one or more of the permitted activity or controlled activities standards.
- Intensive farming where they comply with the discretionary activity standards.
- Extractive activities including the removal of more than 100m³ of topsoil and landfills, provided they comply with the discretionary activity standards.
- Industrial activities provided they comply with the discretionary activity standards.

Standards:**Height Limit**

- A maximum height limit of 10m.

Production Forestry:

- No vegetation which will obtain a height of more than 6 metres shall be planted: *within 10 metres of any road boundary; or*
 - *within 20 metres of any waterbody whose bed has an average width of 3 metres or more, or any other boundary of land held in a separate Certificate of Title; or*
 - *within 50 metres of an existing dwelling.*

These distances may be reduced with the written consent of the adjoining property owner or road controlling authority.

- No harvesting of trees shall be undertaken within 20 metres of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the forestry plantation.
- Production Forestry activities shall be undertaken in accordance with current best practice methodology.

Traffic Generation

- No non-residential activity shall generate more than 30 vehicle movements to and from the site per day.

Harvesting of Forestry blocks larger than 10 hectares in any one year

- A Forest Harvesting Notice must be prepared and submitted to Council. The Notice shall have regard to the New Zealand Environmental Code of Practice for Plantation Forestry and shall describe and identify:
 - *Any important environmental and heritage features (including waterways and areas of native vegetation) or values within the area to be harvested.*
 - *Operational techniques to be used for harvesting and associated activities.*
 - *Property boundaries.*
 - *The access points and roads to be used by logging vehicles.*
 - *Potential adverse environmental effects and proposed mitigation measures.*
 - *Carry out an environmental impact assessment (EIA) of the proposed techniques to be used in accordance with the 4th Schedule of the Act.*
- Council will then carry out its own assessment of the management plan and may impose conditions where appropriate to avoid, remedy or mitigate any adverse effect on the environment. Council will have regard to the Code of Practice.

Intensive Pig Farming

The buffer zone distances for an intensive piggery are derived from the application of the ‘worst case’ situation from the variable buffer distances in Code of Practice - Pig Farming, New Zealand Pork Industry Board, 2nd Edition August 1993. The piggery shall not be sited within the Water Collection Catchment Areas, Waitohu, Waikanae and Smith’s Creek, as defined on the Rural Subdivision and Development Maps and the District Wide Zone Maps 2 and 5

Extractive Activities

- The quarry face shall not be within view of the residential zone or State Highway No 1.
- A development plan and an assessment of environmental effects shall be provided, including an assessment of the degree of compliance with the noise standards in D.2.2.1 of this Plan, and the parking, loading and access provisions in Part J of this Plan.
- The site shall be landscaped with the planting of native trees (and exotic trees where appropriate) on the boundary, with a minimum depth of at least 10 metres, to screen the quarry from neighbouring properties where appropriate.
- All waste, dust and effluent shall be kept to a minimum and disposed of to the satisfaction of Council.
- On completion of extraction from any part of the site, the land shall be rehabilitated and re-vegetated.

3 Proposed District Plan Approach

The PDP utilises a “Rural Environment” approach. The Rural Environment encompasses a wide range of landform types, landscapes, land uses and activities. These range from intensive horticulture on the plains in and around Ōtaki, to pastoral farming on the dune country and foothills of the Tararua Ranges. The existing farmers, horticulturists, rural service industries, and businesses and future generations of people who seek employment in rural industries depend on the sustainable management of the resources found in this environment. The visual appearance, landscape character and amenity of the rural environment are also major determinants of the overall visual character of the District.

The Rural Environment includes the rural dune zone, rural plains zone, rural hills zone, rural residential zone and the rural eco-hamlet zone.

With regards to rural productivity, the PDP notes that, collectively, the District’s broad range of rural areas has significant potential for various primary production activities and that the continued use of the rural environment for these activities is important for the ongoing resilience, health, and social and economic well-being of the District’s communities.

The Plan aims to provide provisions for all Rural Zones that reflect the predominance of primary production activities whilst recognising that rural production activities must be carried out in a manner that maintains the character and amenity of the rural area and adjoining environments.

The following table provides a summary of the PDP approach to managing rural production activities:

Table 3-1: Proposed District Plan Approach

Section of Plan	Summary of Approach	Comments
Zone	Rural Environment: <ul style="list-style-type: none"> • Rural Dune Zone (RDZ); • Rural Plains Zone (RPZ); • Rural Hills Zone (RHZ); • Rural Residential Zone (RRZ); Rural Eco-Hamlet Zone (REHZ)	The rural environment comprises five independent rural zones which is considered to be quite a high number of rural zones.
Introduction	<ul style="list-style-type: none"> • The introduction states that the Council will take a leadership role in the retention of a productive, attractive and sustainable rural environment, whilst noting the role of others. 	No Comment
Definitions	The PDP provides numerous definitions for activities that could be considered rural production (e.g. extraction industries, farming, intensive farming, plantation forestry, primary production activities).	No Comment
Objectives and Policies	A review of the objectives and policies of the PDP identifies two key objectives (2.6 and 2.16) and 18 policies (7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, 7.11, 7.12, 7.13, 7.14, 7.15, 7.16, 7.20 and 7.21) considered to be relevant to enabling rural productivity. See Appendix 1 for further details of these objectives and policies. The following provides a summary of the key themes:	A number of the objectives and policies apply to all rural zones and seek to encourage rural production whilst retaining potential of highly versatile soils and managing adverse effects. Whilst understandable, often policies that seek to encourage activity while

Section of Plan	Summary of Approach	Comments
	<ul style="list-style-type: none"> • Sustaining primary productive potential of land; • Retaining highly versatile and specialist soils for primary production; • Protection of natural systems and processes; • Promoting sustainable and on-going economic development • Encouraging business activities in appropriate locations within the District, • Protecting business activities from reverse sensitivity effects; • Managing plantation forestry in the rural environment; <p>Protecting the amenity of the rural environment.</p>	<p>managing adverse effects appear to send 'mixed messages' in terms of their ability to encourage activities.</p>
<p>Methods – Activity Status</p>	<p>The PDP provides an activity status table to identify the activity status of specified activities and utilises development standards and assessment criteria. Key points include:</p> <ul style="list-style-type: none"> • All activities (in all rural zones) that are not specifically listed as controlled, discretionary, non-complying or prohibited activities are deemed to be permitted provided they comply with all permitted activity standards. • Agricultural and horticultural activities (excluding intensive farming) that comply with permitted standards are permitted activities in all rural zones. • Planting and harvesting of plantation forestry up to 10 hectares in any one calendar year that is not on high or very high erosion prone land which complies with permitted standards are permitted activities in all rural zones. • Planting and harvesting of plantation forestry larger than 10 hectares of land in any one calendar year that is not on high or very high erosion prone land which complies with permitted standards are controlled activities in all rural zones. • Intensive farming that meets all standards is a restricted discretionary activity in all zones. • Any activity not otherwise specified which does not comply with one permitted or controlled standard is a restricted discretionary activity in all rural zones. Any activity that does not comply with two or 	<p>The activity table is considered quite comprehensive, however it is noted that a number of activities include standards which leads to quite long activity descriptions.</p>

Section of Plan	Summary of Approach	Comments
	<p>more standards is a non-complying activity.</p> <ul style="list-style-type: none"> • Intensive farming is a restricted discretionary activity in all rural zones (excluding the water collection area). • Extractive activities in all rural zones are restricted discretionary activities 	
Methods – Development and Performance Standards	<p>Permitted Standards:</p> <ul style="list-style-type: none"> • Activities shall not generate contaminants which create a nuisance effect at or beyond the boundary of the site on which the activity is occurring • No plantation forestry or shelterbelt vegetation which will grow to a height of more than 6 metres shall be planted: <ul style="list-style-type: none"> ○ within 20 metres of any waterbody whose bed has an average width of 3 metres or more; ○ within 50 metres of an existing primary residential building on an adjacent property or 10 metres of any legal boundary of any site held under separate a separate Certificate of Title, whichever is greater; or ○ within a minimum of 10 metres of any road boundary. • Each site containing a plantation forest shall have a formed vehicle access designed and built for the entry and exit of fire fighting vehicles providing access from a formed legal road to each plantation forest area, and shall meet the following minimum requirements: <ul style="list-style-type: none"> ○ 2.5 metres in width ○ 2.8 metres in unobstructed height (i.e. clear from vegetation, buildings and structures.) • Harvesting of plantation forestry shall not: <ul style="list-style-type: none"> ○ exceed 10 hectares in area in any 12 month period. ○ be undertaken within 20 metres of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the 	

Section of Plan	Summary of Approach	Comments
	<p style="text-align: center;">forestry plantation.</p> <ul style="list-style-type: none"> • A fire plan in accordance with the New Zealand Environmental Code of Practice for Plantation Forestry shall be completed for all plantation forestry areas prior to harvesting by the forest owner or harvesting company and certified by the Rural Fire Officer prior to commencing any commercial forest harvesting. This shall include an assessment of access and transportation arrangements. • Farm tracks shall not exceed 4 metres in width and shall be ancillary to agricultural or horticultural activities on the site and earthworks cut or fill shall not exceed 1 metre of vertical distance. <p>Controlled Standards:</p> <ul style="list-style-type: none"> • Planting and harvesting of plantation forestry larger than 10 hectares in any one calendar year: <ul style="list-style-type: none"> ○ Compliance with the permitted activity standards for plantation forestry. ○ A forestry management plan, including the provision of a fire plan which identifies methods to reduce and respond to the hazard, shall be provided prior to planting and harvesting. <p>Prior to harvesting a Forest Harvesting Notice must be prepared and submitted to Council. The forestry management plan and forest harvesting notice shall have regard to the New Zealand Environmental Code of Practice for Plantation Forestry.</p> <p>Restricted Discretionary:</p> <ul style="list-style-type: none"> • Intensive farming: <ul style="list-style-type: none"> ○ Activities shall be located at least 50 metres from the nearest habitable building on any adjacent lot; and 20 metres from any road boundary. ○ No spray residue, odour or dust associated with the intensive activities shall be measurable at the boundary with any adjacent properties. ○ Buildings and structures shall be 	

Section of Plan	Summary of Approach	Comments
	<p>designed and located to screen the facility from public roads and dwellings on adjacent sites.</p> <ul style="list-style-type: none"> ○ Shall have adequate effluent disposal systems to dispose of animal wastes from intensive farming. ● Extractive activities: <ul style="list-style-type: none"> ○ The quarry face shall not be within view of the residential zone or State Highway 1. ○ The site shall be landscaped with the planting of vegetation with a minimum depth of 10 metres on the boundary which is sufficient to screen the quarry from neighbouring properties. ○ A management and restoration plan for the site shall be submitted to the Council prior to commencing extraction. The plan shall include methods to avoid, remedy or mitigate visual, dust, noise and traffic effects and a plan to rehabilitate and revegetate the site on completion of the extraction. ○ Activities shall comply with relevant standards in Chapter 3. 	

4 Key Changes from the Operative District Plan

The following table identifies key differences between Operative and Proposed District Plan approaches to the enablement of industrial development:

Table 4-1: Key Changes from the Operative District Plan

Topic	Operative District Plan approach	Proposed District Plan Approach	Comment
Objective theme	Avoid, remedy or mitigate adverse effects of rural production activities and sustain the life supporting capacity of land.	Retaining primary productive potential of land and highly versatile soils for primary production	The PDP introduces objectives that recognise the economic value of the rural environment.
		Protecting the amenity of the rural environment.	
		Encouraging business activities in appropriate locations within the District.	
Zone	Rural Zone	Rural Environment: <ul style="list-style-type: none"> • Rural Dune Zone (RDZ); • Rural Plains Zone (RPZ); • Rural Hills Zone (RHZ); • Rural Residential Zone (RRZ); • Rural Eco-Hamlet Zone (REHZ) 	A key area of change between the two plans is that the PDP embeds five rural zones within the rural environment whereas in the operative plan, the rural zone is a stand-alone zone.
Rural activities	Pastoral and arable farming are permitted activities subject to compliance with permitted standards.	Agriculture and horticulture that comply with all permitted standards are permitted activities.	Reflects updated terminology.
	Pastoral and arable farming are permitted activities subject to compliance with permitted standards	Agriculture and horticulture that comply with all permitted standards are permitted activities.	Reflects updated terminology.

Topic	Operative District Plan approach	Proposed District Plan Approach	Comment
	Production forestry up to 10 hectares in any 12 month period is a permitted activity subject to compliance with permitted standards.	Planting and harvesting of plantation forestry up to 10 hectares in any 12 month period that is not on high or very high erosion prone land is a permitted activity subject to compliance with permitted standards.	No significant changes.
	Farm tracks on private land for permitted farming activities not within outstanding landscapes shown on the District Wide Zone Maps subject to compliance with permitted standards	Farm tracks not exceeding 4m in width on private land for permitted farming activities in all rural zones outside of outstanding natural or significant amenity landscapes subject to compliance with permitted standards.	No significant change.
	Any activity (in all rural zones) that is not specifically listed as another activity status that complies with all permitted standards is a permitted activity.	Any activity (in all rural zones) that is not specifically listed as another activity status that complies with all permitted standards is a permitted activity.	No significant change
	Harvesting of forestry blocks larger than 10 hectares in any one calendar year where all the controlled activity standards are complied with is a controlled activity.	Planting and harvesting of plantation forestry more than 10 hectares in any 12 month period that is not on high or very high erosion prone land is a controlled activity where all the controlled activity standards are complied with.	No significant change
	Intensive pig farming where all the Controlled Activity Standards for intensive pig farming are complied with is a controlled activity.	Intensive farming that meets all standards is a restricted discretionary activity in all zones subject to compliance with standards.	Intensive farming includes a broader range of activities than the equivalent ODP provision meaning that a broader range of intensive farming is captured by this rule. However, intensive pig farming is now an RDA as opposed to a Controlled Activity meaning that

Topic	Operative District Plan approach	Proposed District Plan Approach	Comment
			resource consent for such an activity can be declined.
	Extractive activities including the removal of more than 100m ³ of topsoil and landfills, provided they comply with the discretionary activity standards.	Extractive activities in all rural zones are restricted discretionary activities subject to compliance with standards.	The activity status has been 'downgraded' for extractive activities.
	All activities which are not listed as non-complying or prohibited and all other activities which do not comply with one or more of the permitted activity or controlled activities standards will be assessed as a discretionary activity.	Any activity that does not comply with one permitted or controlled standard is a restricted discretionary activity. Any activity that does not comply with two or more standards is a non-complying activity.	Changed from discretionary to non-complying activity.
Height limits (permitted standard)	Max 10m	Max 10m	No change.
Traffic generation (permitted standard)	No non-residential activity shall generate more than 30 vehicle movements to and from the site per day	No equivalent standard in the Rural Zones.	Removal of traffic generation limits.
Production Forestry (permitted standards)	<p>No vegetation which will obtain a height of more than 6 metres shall be planted:</p> <ul style="list-style-type: none"> within 10 metres of any road boundary; or within 20 metres of any waterbody whose bed has an average width of 3 metres or more, or any other boundary of land held in a separate Certificate of Title; or within 50 metres of an existing dwelling. <p>These distances may be reduced with the written consent of the adjoining property owner or road controlling authority.</p> <p>No harvesting of trees shall</p>	<p>No plantation forestry or shelterbelt vegetation which will grow to a height of more than 6 metres shall be planted:</p> <ul style="list-style-type: none"> within 20 metres of any waterbody whose bed has an average width of 3 metres or more; within 50 metres of an existing primary residential building on an adjacent property or 10 metres of any legal boundary of any site held under separate a separate Certificate of Title, whichever is greater; or within a minimum of 10 metres of any road boundary. <p>Each site containing a plantation forest shall have a formed vehicle access</p>	These standards are generally consistent.

Topic	Operative District Plan approach	Proposed District Plan Approach	Comment
	<p>be undertaken within 20 metres of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the forestry plantation.</p> <p>Production Forestry activities shall be undertaken in accordance with current best practice methodology.</p>	<p>designed and built for the entry and exit of fire fighting vehicles providing access from a formed legal road to each plantation forest area, and shall meet the following minimum requirements:</p> <ul style="list-style-type: none"> • 2.5 metres in width • 2.8 metres in unobstructed height (i.e. clear from vegetation, buildings and structures.) <p>Harvesting of plantation forestry shall not:</p> <ul style="list-style-type: none"> • exceed 10 hectares in area in any 12 month period. • be undertaken within 20 metres of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the forestry plantation. <p>A fire plan in accordance with the New Zealand Environmental Code of Practice for Plantation Forestry shall be completed for all plantation forestry areas prior to harvesting by the forest owner or harvesting company and certified by the Rural Fire Officer prior to commencing any commercial forest harvesting. This shall include an assessment of access and transportation arrangements.</p>	

5 Key issues raised in PDP submissions

There were a number of submissions received regarding the Rural Environment. A large number of submissions:

- Seek a more permissive planning framework with regards to rural productivity and/or development
- Seek greater environmental protection;
- Seek a change of zoning for specific sites.

See Appendix B for further details.

6 Comparison of other district plan approaches / provisions

6.1 Proposed Rotorua District Plan

The Proposed Rotorua District Plan (PRDP) was notified on 31 October 2012. Submissions to the PRDP closed on 1 March 2013 with 518 submissions received. The revised 'Summary of Decisions Requested', which summarises the decisions requested by submitters was publicly released on 14 September 2013. Following the release of the revised 'Summary of Decisions Requested', further submissions to the PRDP were received between 16 September and 11 October 2013.

The following table provides a summary of the PRDPs approach to enabling rural productive activities.

Table 6-1: Proposed Rotorua District Plan

Section of Plan	Summary of Approach	Comments
Zone	<ul style="list-style-type: none"> • Rural 1 (working rural) • Rural 2 (rural lifestyle) • Rural 3 (rural village) 	<ul style="list-style-type: none"> • The plan includes a rural chapter and utilises three zones to provide for rural activities. Rural Zone 1 provides for productive rural land for agriculture and forestry. • Rural Zone 2 provides for rural residential living and the Rural 3 Zone provides for a mix of housing and commercial uses in a rural setting.
Introduction	<p>The PRDP Rural Chapter includes an introduction. key points outlined in the introduction are:</p> <ul style="list-style-type: none"> • Most of the land in the Rotorua district can be described as rural, with agriculture and forestry the two main land uses and among the biggest economic drivers for the district. • A broad range of activities take place in the Working Rural zone, including tourist attractions and tourist accommodation, transport and logistics, renewable energy generation and infrastructure as well as the primary industries of forestry and farming. • The Rural Lifestyle and Rural Village zones are where buildings are more concentrated, and similar in character to the suburbs within the urban area. Generally, Rural Lifestyle zoned areas occur on the edges of the residential 	<ul style="list-style-type: none"> • The introduction provides a helpful background to the approach to rural activities and provides an outline of each of the zone approaches.

Section of Plan	Summary of Approach	Comments
	areas	
Definition	The PRDP provides a definition of forestry as follows: <ul style="list-style-type: none"> The management of forests or stands of trees, including planting of trees for the production of timber, soil conservation, regulation of water, recreation, landscaping and cultural or scientific purposes and their harvesting. 	<ul style="list-style-type: none"> No Comment.
Objectives and Policies	The PRDP provides objective and policy tables clearly outlining which policies are intended to give effect to which objectives. In terms of themes relating to the rural zones, the PRDP seeks to: <ul style="list-style-type: none"> Avoid new land use activities adversely affecting water quality. Enable the efficient use of rural land for a wide range of productive uses whilst retaining the health and productivity of underlying soils and restricting intensive land use practices. Maintenance or enhancement of the character of rural zones.	<ul style="list-style-type: none"> With regards to rural production, it is considered that the objectives and policies of the PRDP are not particularly enabling. Objective 9.4.2 refers to productive uses but it is considered that associated policies do little to provide for the development or operation of rural productive activities.
Methods – Activity Status	The PRDP provides an activity status table to identify the activity status of specified activities and utilises development standards and assessment criteria. Key points include: <ul style="list-style-type: none"> Agricultural production activities are permitted activities subject to compliance with permitted standards. Plantation forestry and harvesting are permitted activities in the Rural 1 Zone subject to compliance with permitted standard. Mining and quarrying activities are discretionary activities in the Rural 1 Zone. Any activity stated as a permitted or controlled activity that does not meet all of the 	The methods associated with the rural zones: <ul style="list-style-type: none"> Are more enabling of rural production related activities in the Rural 1 Zone than other rural zones. Identify “non-rural industry” as a discretionary activity in the Rural1 Zone and a non-complying activity in the Rural 2 and 3 zones.

Section of Plan	Summary of Approach	Comments
	<p>performance standards is a restricted discretionary activity</p> <ul style="list-style-type: none"> • An activity not expressly stated in the activity table is a non-complying activity. • Industrial and trade processes are identified as a Discretionary Activity in the Rural 1 Zone and as a Non-Complying Activity in the Rural 2 and 3 Zone. • Offensive trades are identified as being Non-Complying Activities in the Rural 1 Zone and Prohibited Activities in the Rural 2 and 3 Zones. 	
Methods – Development and Performance Standards	<p>The PRDP identifies a number of development and performance standards for permitted activities.</p> <p>Key points include:</p> <ul style="list-style-type: none"> • The height limit is 10m in the Rural 1 Zone. <p>Plantation Forestry:</p> <ul style="list-style-type: none"> • Upon establishment or replanting of plantation forest no planted area shall be closer than 30metres from; <ol style="list-style-type: none"> a) Any dwelling or building b) The boundary of any residential zone c) The boundary of any rural 2 or 3 zone. d) Public roads where vegetation could shade the paved part of the road • between the hours of 10am and 2pm on the shortest day of the year • Upon establishment or replanting of plantation forest no planted area shall be closer than; <ol style="list-style-type: none"> i. 5metres from any perennial river and stream with a channel width less than 3 metres. ii. 10 metres from any 	<ul style="list-style-type: none"> • There are limited standards relating to rural production (excluding forestry) other than standard noise, setback, and vegetation removal type standards.

Section of Plan	Summary of Approach	Comments
	perennial rivers and streams with a channel width greater than 3 metres. iii. 10 metres from lakes. iv. Any plantation forestry located within outstanding natural features and landscapes or cultural sites shall be in accordance with the provisions of part 2 and 3. e) No proposed dwelling or building shall be located within 30 metres from the edge of any established plantation forest.	

6.2 Proposed Whakatane District Plan

The Proposed Whakatāne District Plan (PWDP) was notified on 28 June 2013. Submissions and further submissions have been received, and hearings will be held soon.

The following table provides a summary of the PWDPs approach to the management of industrial activities.

Table 6-2: Proposed Whakatane District Plan

Section of Plan	Summary of approach	Comments
Zone	<ul style="list-style-type: none"> Rural Coastal Zone (RCZ) Rural Plains Zone (RPZ) Rural Foothills Zone (RFZ) Rural Ohiwa Zone (ROZ) Deferred Residential Zone (DRZ) 	<ul style="list-style-type: none"> The PWDP provides five rural zones.
Purpose	The PWDP Rural Zones include a zone description section. key points outlined are: <ul style="list-style-type: none"> The RCZ has been created to manage important coastal values in coastal areas between Whakatāne and Matatā. The purpose of the RPZ is to retain the characteristics of the finite soil. The RFZ is primarily for farming, and production 	<ul style="list-style-type: none"> The purpose description provides a helpful outline of the intent of the various rural zones.

	<p>forestry, but provision is also made for other compatible activities including rural residential activity.</p> <ul style="list-style-type: none"> • The ROZ has been created to manage important landscape and natural character values and to support the significant ecological and visual values of the Ōhiwa Harbour. • The Deferred Residential Zone has been identified as land suitable for future residential development subject to further investigations and planning. 	
Definitions	<p>The PWDP provides numerous relevant definitions including definitions for:</p> <ul style="list-style-type: none"> • Farming; • Intensive farming; • Mining; • Production forestry; • Prospecting; • Versatile land. 	<ul style="list-style-type: none"> • The PWDP provides an extensive list of definitions relevant to rural production.
Objectives and Policies	<p>The PWDP provides objective and policy tables clearly outlining which policies are intended to give effect to which objectives. In terms of themes relating to the rural zones, the PWDP seeks to:</p> <ul style="list-style-type: none"> • Protect the versatility of high quality soils; • Maintain rural character; • Ensure that development is located and operated to enable people and communities to provide for their social, economic and cultural well-being and for their health and safety, while ensuring that adverse effects are avoided. 	<ul style="list-style-type: none"> • The policy framework seeks to encourage primary production in the rural zones whilst protecting rural character and managing adverse effects.
Methods – Activity Status	<p>The PWDP provides an activity status table to identify the activity status of specified activities and utilises development standards and assessment criteria. Key points include:</p> <ul style="list-style-type: none"> • Farming is a permitted activity in all rural zones subject to compliance with permitted standards. • Intensive farming is a discretionary activity in all rural zones. • Production forestry is a permitted activity in the RFZ and the RPZ subject to compliance with permitted standards. • Mining is a discretionary activity in all rural 	<ul style="list-style-type: none"> • It is considered that the PWDP identifies and provides for a number of rural productive activities in the Rural Zones. • Other types of industrial development are identified as non-complying activities in the Rural Zones.

	zones. <ul style="list-style-type: none"> Industrial and manufacturing activities and yard based activities are non-complying activities in all rural zones. 	
Methods – Development and Performance Standards	The PHDP identifies a number of development and performance standards for permitted activities. Key points include: <ul style="list-style-type: none"> The height limit is 8m (5,000m² or less) and 12m (greater than 5,000m²) in the RPZ and RFZ. 	<ul style="list-style-type: none"> Other than general standards (e.g. noise, setbacks) there are no specific standards applicable to rural production activities.

6.3 Upper Hutt City District Plan

The Upper Hutt City District Plan (UHDP) became operative in 2004. The following table provides a summary of the UHDPs approach to the management of industrial activities.

Table 6-3: Upper Hutt District Plan

Section of Plan	Summary of approach	Comments
Zone	<ul style="list-style-type: none"> Rural Zone: <ul style="list-style-type: none"> Rural Lifestyle (RL); Rural Valley Floor (RVF); Rural Hill. (RH) 	<ul style="list-style-type: none"> Rural productive activities are focussed within a single Rural Zone. This zone is then compiled of three 'sub' zones.
Background	The UHDP provides the following background to the Rural Zone: The rural sector is in transition as a diverse range of rural and rural lifestyle activities gradually replace traditional farming activities. A balanced approach is needed to sustainably manage the resources of this part of the City. The rural area contains much of the City's agriculture and primary productive land resources which are an important part of the City's economic and social wellbeing, both now and in the future. It also forms the immediate backdrop to the City in terms of landscape. Areas for rural lifestyle, passive and active recreation and leisure opportunities, and other mixed urban/rural activities also form part of the character of this environment.	<ul style="list-style-type: none"> The background section recognises the economic role of productive land.
Definitions	The UHDP provides numerous relevant definitions including definitions for: <ul style="list-style-type: none"> Farming activity; Forestry; Intensive animal farming; 	<ul style="list-style-type: none"> No comment.

Objectives and Policies	The UHDP provides objectives and policies separately. In terms of themes relating to the rural zone, the UHDP seeks: <ul style="list-style-type: none"> To maintain rural character; The promotion of the sustainable management of soil resources; 	<ul style="list-style-type: none"> The policy framework for the UHDP does not specifically consider rural productivity.
Methods – Activity Status	The UHDP provides an activity status table to identify the activity status of specified activities and utilises development standards and assessment criteria. Key points include: <ul style="list-style-type: none"> Farming is a permitted activity subject to compliance with permitted standards. Intensive farming is a non-complying activity in the RL and a discretionary activity in the RVF and RH. Forestry is a permitted activity subject to compliance with permitted standards. Activities listed as permitted or controlled which do not comply with the relevant standards are discretionary activities. Activities not otherwise identified in the activity table (which would include other industry not discussed above) are non-complying activities. 	<ul style="list-style-type: none"> “Non-rural industry” is not specifically identified and as such, is deemed to be a non-complying activity.
Methods – Development and Performance Standards	The UHDP identifies a number of development and performance standards for permitted activities. Key points include: <ul style="list-style-type: none"> The height limit is 8m Forestry: <ul style="list-style-type: none"> Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice. There shall be a 10m non-millable buffer from any water body with a width greater than 1m. A buffer width of at least 10m is to be provided to any existing dwelling on another site. No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the Council. 	<ul style="list-style-type: none"> There are limited controls on rural production activities (not including forestry) beyond standard noise, setback type standards.

6.4 Porirua City District Plan

The Porirua City District Plan (PCDP) became operative in 1999. The following table provides a summary of the PDPs approach to the management of rural productivity.

Section of Plan	Summary of approach	Comments
Zone	<ul style="list-style-type: none"> Rural Zone 	<ul style="list-style-type: none"> Rural productivity is provided for within the Rural Zone.
Introduction	The PCDP provides an extensive introduction to the rural zone under the following headings: <ul style="list-style-type: none"> Rural activities; Transport impacts; Protection of the natural environment; Land-water interface; Urban expansion. Policies and rules allow a wide range of activities while setting parking and related standards which will protect the convenience of the road network for industrial traffic etc. 	<ul style="list-style-type: none"> The introduction focusses on the issues faced by the Rural Zone.
Definitions	The PCDP provides numerous relevant definitions including definitions for: <ul style="list-style-type: none"> Extractive industry; Harvesting of production forestry; Primary production activity; Production forestry 	<ul style="list-style-type: none"> No comment.
Objectives and Policies	The PCDP provides objectives and policies together. In terms of themes relating to the rural zone, the PDP seeks: <ul style="list-style-type: none"> To manage adverse effects of rural activities to preserve the character of the rural zone; To encourage primary production within the rural zone; To enable extraction activities where they will avoid, remedy or mitigate adverse effects; To protect the long term potential of the rural land resource. 	<ul style="list-style-type: none"> The policy framework seeks to encourage primary production in the rural zone.

Methods – Activity Status	<p>The PCDP provides an activity status table to identify the activity status of specified activities and utilises development standards and assessment criteria. Key points include:</p> <ul style="list-style-type: none"> • Any primary production activity, excluding buildings, which do not contravene any permitted activity standard will be considered a permitted activity. • Harvesting of production forestry where the area being harvested exceeds 1 hectare in area in any 12 month period is a controlled activity. • Any activity not otherwise identified in the activity table will be assessed as a non-complying activity • Extractive industries will be assessed as discretionary activities. 	<ul style="list-style-type: none"> • The rural zone appears reasonably enabling for farming type activities. • “Non-rural industry” is not specifically identified and as such, is deemed to be a non-complying activity.
Methods – Development and Performance Standards	<p>The PCDP identifies a number of development and performance standards for permitted activities. Key points include:</p> <ul style="list-style-type: none"> • The height limit is 10m <p>Forestry:</p> <ul style="list-style-type: none"> • The last row of plantings shall be planted no closer than 10m to a site boundary, and no closer than 20m to any boundary where the site abuts the Suburban Zone. 	<ul style="list-style-type: none"> • There are limited standards relating to rural production (excluding forestry and noting extraction is a discretionary activity) other than standard noise, setback, and vegetation removal type standards.

7 Summary Comparison

The following table provides a comparison of all the Plans discussed above.

Table 7-1: Summary Comparison

Topic	Proposed Kapiti Coast District Plan	Proposed Rotorua District Plan	Proposed Whakatane District Plan	Upper Hutt City District Plan	Porirua District Plan	Comments
Zone	Rural Environment: <ul style="list-style-type: none"> Rural Dune Zone (RDZ); Rural Plains Zone (RPZ); Rural Hills Zone (RHZ); Rural Residential Zone (RRZ); Rural Eco-Hamlet Zone (REHZ) 	<ul style="list-style-type: none"> Rural 1 (working rural) Rural 2 (rural lifestyle) Rural 3 (rural village) 	<ul style="list-style-type: none"> Rural Coastal Zone (RCZ) Rural Plains Zone (RPZ) Rural Foothills Zone (RFZ) Rural Ohiwa Zone (ROZ) Deferred Residential Zone (DRZ) 	Rural Zone: <ul style="list-style-type: none"> Rural Lifestyle (RL); Rural Valley Floor (RVF); Rural Hill. (RH) 	<ul style="list-style-type: none"> Rural Zone 	The majority of plans reviewed include multiple rural zones reflecting the range of and associated effects of activities that occur in the rural environment.
Introduction	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Yes 	The Kapiti Coast Proposed Plan is the only Plan that doesn't include some form of introduction. It is considered, where introductions or similar are provided, it is helpful for the reader as it gives an outline of what the zone is trying to achieve.
Definitions	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Yes 	All plans reviewed

Topic	Proposed Kapiti Coast District Plan	Proposed Rotorua District Plan	Proposed Whakatane District Plan	Upper Hutt City District Plan	Porirua District Plan	Comments
						included comprehensive definition lists that correspond well to identified activities.
Objectives and Policies theme	<ul style="list-style-type: none"> Sustaining primary productive potential of land; Retaining highly versatile and specialist soils for primary production; Protection of natural systems and processes; Promoting sustainable and on-going economic development Encouraging business activities in appropriate locations within the District, Protecting business activities from reverse sensitivity effects; Managing plantation forestry in the rural environment; Protecting the amenity of the rural environment. 	<ul style="list-style-type: none"> Avoid new land use activities adversely affecting water quality. Enable the efficient use of rural land for a wide range of productive uses whilst retaining the health and productivity of underlying soils and restricting intensive land use practices. Maintenance or enhancement of the character of rural zones. 	<ul style="list-style-type: none"> Protect the versatility of high quality soils; Maintain rural character; Ensure that development is located and operated to enable people and communities to provide for their social, economic and cultural well-being and for their health and safety, while ensuring that adverse effects are avoided. 	<ul style="list-style-type: none"> To maintain rural character; The promotion of the sustainable management of soil resources; 	<ul style="list-style-type: none"> To manage adverse effects of rural activities to preserve the character of the rural zone; To encourage primary production within the rural zone; To enable extraction activities where they will avoid, remedy or mitigate adverse effects; To protect the long term potential of the rural land 	<p>A wide range of policy themes are identified from a review of the plans. It is considered that four key themes across the plans are identified:</p> <ol style="list-style-type: none"> 1) Promote rural productivity; 2) Protect the productive values of high quality soils; 3) Protect rural character; 4) Avoid, remedy or mitigate adverse effects. <p>It is considered that these themes are appropriate for rural zones, however the internal conflict (e.g. promoting rural productivity – avoid adverse effects) is noted.</p>

Topic	Proposed Kapiti Coast District Plan	Proposed Rotorua District Plan	Proposed Whakatane District Plan	Upper Hutt City District Plan	Porirua District Plan	Comments
<p>Methods – Activity Status</p>	<ul style="list-style-type: none"> All activities (in all rural zones) that are not specifically listed as controlled, discretionary, non-complying or prohibited activities are deemed to be permitted provided they comply with all permitted activity standards. Agricultural and horticultural activities (excluding intensive farming) that comply with permitted standards are permitted activities in all rural zones. Planting and harvesting of plantation forestry up to 10 hectares in any one calendar year that is not on high or very high erosion prone land which complies with permitted standards are permitted activities in all rural zones. Planting and 	<ul style="list-style-type: none"> Agricultural production activities are permitted activities subject to compliance with permitted standards. Plantation forestry and harvesting are permitted activities in the Rural 1 Zone subject to compliance with permitted standard. Mining and quarrying activities are discretionary activities in the Rural 1 Zone. Any activity stated as a permitted or controlled activity that does not meet all of the performance standards is a 	<ul style="list-style-type: none"> Farming is a permitted activity in all rural zones subject to compliance with permitted standards. Intensive farming is a discretionary activity in all rural zones. Production forestry is a permitted activity in the RFZ and the RPZ subject to compliance with permitted standards. Mining is a discretionary activity in all rural zones. Other types of industrial development are identified as non- 	<ul style="list-style-type: none"> Farming is a permitted activity subject to compliance with permitted standards. Intensive farming is a non-complying activity in the RL and a discretionary activity in the RVF and RH. Forestry is a permitted activity subject to compliance with permitted standards. Activities listed as permitted or 	<p>resource.</p> <ul style="list-style-type: none"> Any primary production activity, excluding buildings, which do not contravene any permitted activity standard will be considered a permitted activity. Harvesting of production forestry where the area being harvested exceeds 1 hectare in area in any 12 month period is a controlled activity. Any activity not otherwise identified in the activity 	<p>Of the plans reviewed, the approach to identifying activities and assigning activity statuses is reasonably consistent. General farming is generally permitted, in some cases intensive farming is differentiated from general farming and generally subjected to greater control, which is considered appropriate. Extractive industries are generally discretionary activities.</p> <p>One difference of note is the PDP approach of integrating standards into the activity descriptions.</p> <p>With regards to industrial activities considered “non-rural industries”, all the plans reviewed</p>

Topic	Proposed Kapiti Coast District Plan	Proposed Rotorua District Plan	Proposed Whakatane District Plan	Upper Hutt City District Plan	Porirua District Plan	Comments
	<p>harvesting of plantation forestry larger than 10 hectares of land in any one calendar year that is not on high or very high erosion prone land which complies with permitted standards are controlled activities in all rural zones.</p> <ul style="list-style-type: none"> Intensive farming that meets all standards is a restricted discretionary activity in all zones. Any activity not otherwise specified which does not comply with one permitted or controlled standard is a restricted discretionary activity in all rural zones. Any activity that does not comply with two or more standards is a non-complying activity. Intensive farming is a restricted discretionary activity in all rural zones 	<p>restricted discretionary activity/</p> <ul style="list-style-type: none"> An activity not expressly stated in the activity table is a non-complying activity. “Non-rural industry” as a discretionary activity in the Rural1 Zone and a non-complying activity in the Rural 2 and 3 zones. 	<p>complying activities in the Rural Zones.</p>	<p>controlled which do not comply with the relevant standards are discretionary activities.</p> <ul style="list-style-type: none"> Activities not otherwise identified in the activity table are non-complying activities. “Non-rural industry” is not specifically identified and as such, is deemed to be a non-complying 	<p>table will be assessed as a discretionary activity.</p> <ul style="list-style-type: none"> Extractive industries will be assessed as discretionary activities. “Non-rural industry” is not specifically identified and as such, is deemed to be a non-complying 	<p>identified such activities as non-complying.</p>

Topic	Proposed Kapiti Coast District Plan	Proposed Rotorua District Plan	Proposed Whakatane District Plan	Upper Hutt City District Plan	Porirua District Plan	Comments
	<p>(excluding the water collection area).</p> <ul style="list-style-type: none"> Extractive activities in all rural zones are restricted discretionary activities 					
<p>Methods – Development and Performance Standards</p>	<p>Permitted Standards:</p> <ul style="list-style-type: none"> Activities shall not generate contaminants which create a nuisance effect at or beyond the boundary of the site on which the activity is occurring No plantation forestry or shelterbelt vegetation which will grow to a height of more than 6 metres shall be planted: <ul style="list-style-type: none"> within 20 metres of any waterbody whose bed has an average width of 3 metres or more; within 50 metres of an existing primary residential building on an adjacent property or 10 metres of 	<ul style="list-style-type: none"> The height limit is 10m in the Rural 1 Zone. <p>Plantation Forestry:</p> <ul style="list-style-type: none"> Upon establishment or replanting of plantation forest no planted area shall be closer than 30metres from; <ol style="list-style-type: none"> Any dwelling or building The boundary of any residential zone The boundary of any rural 2 or 3 zone. Public roads where vegetation could shade the paved part of the road 	<ul style="list-style-type: none"> The height limit is 8m (5,000m² or less) and 12m (greater than 5,000m²) in the RPZ and RFZ. 	<ul style="list-style-type: none"> The height limit is 8m <p>Forestry:</p> <ul style="list-style-type: none"> Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice. There shall be a 10m non-millable buffer from any water body with a width greater 	<ul style="list-style-type: none"> The height limit is 10m <p>Forestry:</p> <ul style="list-style-type: none"> The last row of plantings shall be planted no closer than 10m to a site boundary, and no closer than 20m to any boundary where the site abuts the Suburban Zone. 	<p>Most plans reviewed include controls that are considered to be 'standard' performance and development controls e.g. height, noise, vegetation clearance, lot sizes etc. Where plans include specific rural production controls these generally relate to forestry activities. It is noted that the PDP is the only plan that limits the area subject to forestry activities as a permitted standard.</p>

Topic	Proposed Kapiti Coast District Plan	Proposed Rotorua District Plan	Proposed Whakatane District Plan	Upper Hutt City District Plan	Porirua District Plan	Comments
	<p>any legal boundary of any site held under separate a separate Certificate of Title, whichever is greater; or</p> <ul style="list-style-type: none"> ○ within a minimum of 10 metres of any road boundary. <ul style="list-style-type: none"> • Each site containing a plantation forest shall have a formed vehicle access designed and built for the entry and exit of fire fighting vehicles providing access from a formed legal road to each plantation forest area, and shall meet the following minimum requirements: <ul style="list-style-type: none"> ○ 2.5 metres in width ○ 2.8 metres in unobstructed height (i.e. clear from vegetation, buildings and structures.) • Harvesting of plantation 	<p>between the hours of 10am and 2pm on the shortest day of the year</p> <ul style="list-style-type: none"> • Upon establishment or replanting of plantation forest no planted area shall be closer than; <ol style="list-style-type: none"> i. 5metres from any perennial river and stream with a channel width less than 3 metres. ii. 10 metres from any perennial rivers and streams with a channel width greater than 3 metres. iii. 10 metres from lakes. iv. Any plantation forestry located within outstanding natural features and landscapes or cultural sites shall be in 		<p>than 1m.</p> <ul style="list-style-type: none"> • A buffer width of at least 10m is to be provided to any existing dwelling on another site. • No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the Council. 		

Topic	Proposed Kapiti Coast District Plan	Proposed Rotorua District Plan	Proposed Whakatane District Plan	Upper Hutt City District Plan	Porirua District Plan	Comments
	<p>forestry shall not:</p> <ul style="list-style-type: none"> ○ exceed 10 hectares in area in any 12 month period. ○ be undertaken within 20 metres of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the forestry plantation. ● A fire plan in accordance with the New Zealand Environmental Code of Practice for Plantation Forestry shall be completed for all plantation forestry areas prior to harvesting by the forest owner or harvesting company and certified by the Rural Fire Officer prior to commencing any commercial forest harvesting. This shall include an assessment 	<p>accordance with the provisions of part 2 and 3.</p> <ul style="list-style-type: none"> ● No proposed dwelling or building shall be located within 30 metres from the edge of any established plantation forest. 				

Topic	Proposed Kapiti Coast District Plan	Proposed Rotorua District Plan	Proposed Whakatane District Plan	Upper Hutt City District Plan	Porirua District Plan	Comments
	<p>of access and transportation arrangements.</p> <ul style="list-style-type: none"> • Farm tracks shall not exceed 4 metres in width and shall be ancillary to agricultural or horticultural activities on the site and earthworks cut or fill shall not exceed 1 metre of vertical distance. <p>Controlled Standards:</p> <ul style="list-style-type: none"> • Planting and harvesting of plantation forestry larger than 10 hectares in any one calendar year: <ul style="list-style-type: none"> ○ Compliance with the permitted activity standards for plantation forestry. ○ A forestry management plan, including the provision of a fire plan which identifies methods 					

Topic	Proposed Kapiti Coast District Plan	Proposed Rotorua District Plan	Proposed Whakatane District Plan	Upper Hutt City District Plan	Porirua District Plan	Comments
	<p>to reduce and respond to the hazard, shall be provided prior to planting and harvesting.</p> <ul style="list-style-type: none"> ○ Prior to harvesting a Forest Harvesting Notice must be prepared and submitted to Council. The forestry management plan and forest harvesting notice shall have regard to the New Zealand Environmental Code of Practice for Plantation Forestry. <p>Restricted Discretionary:</p> <ul style="list-style-type: none"> ● Intensive farming: <ul style="list-style-type: none"> ○ Activities shall be located at least 50 metres from the nearest habitable building on any adjacent lot; and 20 metres from any road boundary. ○ No spray residue, 					

Topic	Proposed Kapiti Coast District Plan	Proposed Rotorua District Plan	Proposed Whakatane District Plan	Upper Hutt City District Plan	Porirua District Plan	Comments
	<p>odour or dust associated with the intensive activities shall be measurable at the boundary with any adjacent properties.</p> <ul style="list-style-type: none"> ○ Buildings and structures shall be designed and located to screen the facility from public roads and dwellings on adjacent sites. ○ Shall have adequate effluent disposal systems to dispose of animal wastes from intensive farming. <ul style="list-style-type: none"> ● Extractive activities: <ul style="list-style-type: none"> ○ The quarry face shall not be within view of the residential zone or State Highway 1. ○ The site shall be landscaped with the planting of vegetation with a minimum depth of 10 metres on the 					

Topic	Proposed Kapiti Coast District Plan	Proposed Rotorua District Plan	Proposed Whakatane District Plan	Upper Hutt City District Plan	Porirua District Plan	Comments
	<p>boundary which is sufficient to screen the quarry from neighbouring properties.</p> <ul style="list-style-type: none"> ○ A management and restoration plan for the site shall be submitted to the Council prior to commencing extraction. The plan shall include methods to avoid, remedy or mitigate visual, dust, noise and traffic effects and a plan to rehabilitate and revegetate the site on completion of the extraction. ● Activities shall comply with relevant standards in Chapter 3. 					

7.1 Conclusions

The Proposed Kapiti Coast District Plan (PDP) includes a rural environment which comprises five rural zones. As noted above, in terms of policy frameworks, four key themes have been identified through a review of other district plans that are considered appropriate (as a minimum and not taking into account other area specific issues) for a rural zone:

1. Promote rural productivity;
2. Protect the productive values of high quality soils;
3. Protect rural character;
4. Avoid, remedy or mitigate adverse effects.
5. These themes are reflected in the PDP (amongst other themes).

With regards to the provisions of the PDP, it is considered that further assessment of how these themes are provided for (or if they should be) would be of value, particularly with regards to enabling rural production activities in the context of a number of submissions seeking a relaxation of controls.

In this regard, it is considered that the PDP is probably on the more restrictive side of the Plans reviewed purely due to a more extensive range of standards imposed. However, it should also be noted that the more contemporary plans reviewed appear to be the more restrictive plans in terms of introducing additional controls, particularly relating to forestry.

Overall, it is concluded that the PDP is generally in line with the other Plans reviewed with regard to enabling rural productivity and controlling the development of non-rural industry.

Appendix A PDP Objectives and Policies relevant to enabling Rural Productivity

Objective 2.6: *To sustain the primary productive potential of land in the District, including:*

- a) *retaining highly versatile soils and specialised soils for primary production;*
- b) *achieving added economic and social value derived from primary production activity through ancillary on-site processing and marketing;*
- c) *achieving priority importance of activities that utilise the productive potential of the land in the rural environment; and*
- d) *reducing conflict between land uses in the rural environment and adjoining areas, while ensuring that natural systems and natural processes are protected.*

Objective 2.16: *To promote sustainable and on-going economic development of the local economy with improved number and quality of jobs and investment through:*

- a) *encouraging business activities in appropriate locations within the District, principally through differentiating and managing various types of business activities both on the basis of the activity, and the potential local and strategic effects of their operation;*
- b) *reinforcing a compact, well designed and sustainable regional form supported by an integrated transport network;*
- c) *enabling opportunities to make the economy more resilient and diverse;*
- d) *providing opportunities for the growth of a low carbon economy, including clean technology;*
- e) *protecting business activities from reverse sensitivity effects and enhance the amenity of business activities; and*
- f) *enhancing the amenity of business areas*

whilst:

- a) *ensuring that economic growth and development is able to be efficiently serviced by infrastructure;*
- b) *encouraging commercial consolidation and the co-location of community services and facilities primarily within the Paraparaumu Sub Regional Centre and Town Centres;*
- c) *managing contamination, pollution, odour, hazardous substances, noise and glare, and requiring enhanced levels of amenity values as associated with business activities*

The relevant policies relating to the above objectives are provided in Section 7 of the PDP. The following provides a summary of the key policies relevant to this report:

Policy 7.1: Primary production activities will be provided for as the predominant use in the District's rural areas so long as the activities are carried out in a manner which ensures protection of natural systems.

Policy 7.2: New subdivision, land use and development will be designed and undertaken in a manner which protects areas of highly versatile soils and specialised soils identified on the District Plan Maps and avoids cumulative effects which reduce or prevent primary production activities occurring in the future. This will include:

- a) *the clustering of buildings within sites and with buildings on adjacent sites;*
- b) *the retention of large allotment sizes in areas characterised by highly versatile soils and specialised soils; and*
- c) *avoidance of urban and rural residential development in areas characterised by highly versatile soils and specialised soils.*

Policy 7.3: *When considering applications for subdivision or development in areas characterised by highly versatile soils and specialised soils, in addition to Policy 7.2 specific consideration will be given to:*

- a) *the appropriateness of the resulting allotment size and shape of any subdivision, and the ability for those allotments to sustain primary production activities over time; whether or not the proposed location of any new building(s) minimises potential effects on productive potential of highly versatile or specialised soils, including the potential to locate the building(s) on less valuable soils on the same site;*
- b) *any positive effects on the retention of productive potential which may be achieved through proposed clustering of buildings;*
- c) *any cumulative effects which may occur due to an over proliferation of buildings and structures reducing the availability and/or productive potential of highly versatile or specialised soils; and*
- d) *the potential for buildings and structures to be easily removed or relocated.*

Policy 7.4: *Subdivision and development in the rural environment will be undertaken in a manner that protects the District's rural character, including the retention of:*

- a) *the general sense of openness;*
- b) *natural landforms;*
- c) *the defining landscape characteristics and values (as set out in Natural Environments Schedule 3.6 – Landscape Character Areas) of the applicable rural zone(s) in which the subdivision or development is located;*
- d) *the natural darkness of the night sky; and*
- e) *overall low density of development.*

Policy 7.5: *Plantation forestry will be managed in the rural environment to ensure that all stages of the activity can be carried out safely, prior to commencing planting of new forests, and will not result in significant adverse effects. Plantation forestry will be provided for in areas which are not characterised by:*

- a) *high erosion susceptibility;*
- b) *high susceptibility to natural hazards;*
- c) *identified historic heritage or cultural values;*
- d) *the presence of significant indigenous vegetation or significant habitats of indigenous fauna;*
- e) *identified sensitive natural features;*
- f) *the presence of network utility lines.*

Policy 7.6: *Harvesting of Plantation forestry will be carried out, at a rate and in a manner that minimises erosion, and adverse effects on natural features and rural character by:*

- a) *Retaining vegetation within 20 metres of a waterbody;*
- b) *Retaining indigenous vegetation in steep gullies;*
- c) *Staging harvesting and using selective methods; and*
- d) *Replanting or retirement and restoration.*

Policy 7.7: *Ensure the effects (including reverse sensitivity) of existing or proposed extractive industries on rural zoned land are considered, and protect the amenity of rural environment when considering applications for extractive industries and any other new use, development and subdivision of land near to existing extractive industries.*

Policy 7.8: *Intensive indoor keeping of animals or intensive farming on a large scale will be avoided in locations where there are actual or potential adverse effects on:*

- a) *soils and water, due to runoff and soakage of high levels of nutrients or contaminants;*
- b) *historic heritage sites and archaeological sites;*
- c) *highly versatile soils;*
- d) *indigenous biodiversity; and*
- e) *the amenity and visual appreciation of rural landscapes.*

Policy 7.9: Potential adverse effects of new intensive farming activities, shelter belts, plantation forestry, extractive industries, and activities in the rural zones will be managed where they have the potential to conflict with, or compromise the productivity or overall viability of, lawfully established sensitive activities. New sensitive activities will not be enabled where existing primary productive activities are likely to generate adverse effects on the proposed sensitive activity. Management of effects will include measures such as:

- a) locating potentially offensive activities as far as practicable from sensitive activities;*
- b) locating sensitive activities as far as practicable from potential nuisance effects generating activities;*
- c) the use of vegetated buffers along boundaries with sensitive activities for activities characterised by potential nuisance effects; and*
- d) consideration of prevailing winds and their associated ability to intensify nuisance effects.*

Policy 7.10: The use of land in the Rural Dunes, Rural Plains, Rural Eco-Hamlet and Rural Hills Zones for urban development or rural residential development will be avoided where such a proposal would:

- a) prevent the use of highly versatile soils for primary production activities;*
- b) compromise the District's ability to maintain a consolidated urban form in existing urban areas;*
- c) compromise the distinctiveness of existing settlements and/or reduce rural character values between and around settlements;*
- d) adversely affect the vitality of the District's Centres;*
- e) make inefficient use of the transport network;*
- f) result in an inefficient end use of energy;*
- g) increase pressure for public services and infrastructure (including transport and community infrastructure) beyond existing capacity;*
- h) result in reduction in availability or productive potential of highly versatile or specialised soils;*
or
- i) give rise to significant reverse sensitivity effects with rural activities.*

Policy 7.11: The ability to add value to primary production activities in the rural environment through ancillary on-site processing and retailing – including roadside stalls – will be provided for in a manner which minimises adverse effects on the safety and efficiency of the roading network and on amenity values of the rural environment.

In determining whether or not the scale of effects from the ancillary building or activity is appropriate, particular regard shall be given to:

- a) the effects generated by the new ancillary building or activity on the safety and efficiency of the local transport network;*
- b) the effects generated by the proposed ancillary building or activity on landscape character and rural values of the surrounding environment;*
- c) the appropriateness – in the design and total provision – of proposed access and carparking for roadside stalls/retail outlets;*
- d) the extent to which any proposed screening and landscaping successfully mitigates potential visual impacts of the ancillary building or activity; and*
- e) whether or not any proposed sign on the site is associated with the ancillary building or activity, is excessively large, or is visually distracting to motorists.*

Policy 7.12: New household units and other buildings in all the Rural Zones will be provided in a manner which minimises environmental effects (including cumulative effects) on the productive potential and landscape character of the rural area, including:

- a) limiting the number of household units and minor flats to one of each per site, except where Development Incentive Guidelines are complied with;*
- b) providing for a limited location and scale of accessory buildings and buildings which are ancillary to primary production activities; and*
- c) clustering buildings as much as practicable.*

Policy 7.13: *Rural residential living will be provided for in identified locations zoned rural residential which:*

- a) *can be efficiently accessed and are close to urban settlements;*
- b) *are characterised by relatively low productivity soils;*
- c) *avoid potential reverse sensitivity effects on adjacent primary production activities and other lawfully established rural uses;*
- d) *are at a scale and in locations that avoid creating or expanding urban settlements; and*
- e) *are at a scale consistent with landscape character for the relevant landscape character area as set out in Schedule 3.6*

Policy 7.14: *Subdivision and Development in the Rural Dunes Zone will be undertaken in a manner which:*

- a) *supports the primary production activity focus of the rural environment while protecting the valued landforms and ecological character of the Rural Dunes zone;*
- b) *retains an overall low density scale and intensity to retain an overall rural character;*
- c) *avoids non-rural activities, such as industrial, commercial or retail activities which are not related to primary production activities;*
- d) *ensures sensitive areas and areas of visually sensitive open space in the Rural Dunes Zone are protected by either retention in large allotments or legal and physical protection of areas or features;*
- e) *clusters development in areas characterised by undulating topography where the development can be accommodated in a sensitive manner, with minimal disruption to natural landform;*
- f) *locates buildings and other structures in a way which avoids adverse visual and landform effects on dominant dune ridges;*
- g) *provides sites which are capable of accommodating a primary residential building which is not at risk from identified natural hazards; and*
- h) *encourages increases in biodiversity, water quality and energy efficiency.*

Policy 7.15: *Subdivision and development in the Rural Plains Zone will be undertaken in a manner which:*

- a) *supports the primary production activity focus of the rural environment while protecting the openness and expansive character values of the Rural Plains*
- b) *avoids loss of the life sustaining and productive potential of the soil resource.*
- c) *allows for clustered development in appropriate areas; and*
- d) *retains an overall low density, vegetated character and minimal level of non-rural activity; and*
- e) *provides sites which are capable of accommodating a primary residential building which is not at risk from identified natural hazards.*

Policy 7.16:

- a) *Subdivision and development in the Rural Hills Zone will be undertaken in a manner which:*
- b) *supports the primary production activity focus of the rural environment while protecting the valued landscape and ecological character of the Rural Hills;*
- c) *minimises the extent of proposed changes to natural landforms, and adverse effects of proposed development on erosion prone land;*
- d) *retains low allotment density, and avoids potential adverse effects arising from any proposed subdivision of land into lots of less than 20ha;and*
- e) *ensures that any buildings or dwellings proposed are designed and located in a manner which minimises visibility from the Rural Dunes, Rural Plains and State Highway 1; and*
- f) *provides sites which are capable of accommodating a primary residential building which is not at risk from identified natural hazards*

Policy 7.20: *The subdivision of balance allotments in the Rural Dunes, Rural Plains, and Rural Hills Zones will be avoided to ensure that there is:*

- a) *no increase in the net density of the area;*
- b) *no further compromise of the productive potential of the land; and*
- c) *retention of the open rural character of the area.*

Appendix B Key issues raised in PDP submissions

There were a number of submissions received regarding the Rural Environment. A large number of submissions:

- Seek a more permissive planning framework with regards to rural productivity and/or development
- Seek greater environmental protection;
- Seek a change of zoning for specific sites.

Submission & Submitter	Summary of Relevant point of submission
212: The NZ Anglican Church Pension Board	<ul style="list-style-type: none"> • Oppose in part Objective 2.4 and amend to add the words "adverse effects" and "avoided, remedied or mitigated" and delete "protected" as set out in the submission. • Oppose in part Objective 2.6 and remove the following 'while ensuring that natural systems and natural processes are protected'. • Oppose and remove Objective 2.9. • Oppose 2.11 and amend to recognise that the enjoyment gained by visitors and residents is secondary to the productive purpose of the District's rural area.
202: Department of Conservation	<ul style="list-style-type: none"> • Amend Objective 2.6 to reflect that 'primary production activities must also be undertaken in a manner that does not adversely affect terrestrial, freshwater and marine ecosystems', and to be more consistent with the requirement of Part 2 of the RMA which requires the avoidance, remediation and mitigation of effects
219: Horticulture New Zealand	<ul style="list-style-type: none"> • Seek a greater recognition of rural land for production of food, rather than protection of particular classes of soil. Changes are sought throughout the plan to implement this approach. • Amend Objective 2.3(e) by replacing 'productive soils' with 'productive potential of the land'. And, include an additional point (g) to read: "management of the interface with adjoining zones for that the potential for conflicts is avoided." • Amend Objective 2.6(a) as follows: "by retaining land which provides the range of attributes for primary production, including soil and access to water." Delete 'ensuring that natural systems and natural processes are protected' and replace with 'avoiding, remedying or mitigating adverse effects.' • Amend Objective 2.10 as follows: <ol style="list-style-type: none"> a. Rename the objective 'Contaminated land and hazardous substances'. b. Delete 'facilities and' from the Objective. c. Amend the Explanation to remove references to 'hazardous facilities'. • Amend Objective 2.11 e) to add the rural zone or environment. Add to e) "a high amenity interface between living, working and rural environments and between potentially conflicting land uses." • Amend Objective 2.16 to add a new point g) to read "Providing for primary production activities." Amend (e) to include primary production activities to be protected from reverse sensitivity effects. • Add Objectives 2.16, 2.13 and 2.10 to the list of relevant objectives. • Objective 2.11 is supported, particularly (d) and (e).
277: Poultry Industry Association & Egg	<ul style="list-style-type: none"> • Amend objective 2.3(e) so that "productive soils and highly versatile soils" are replaced by "highly versatile land", the reference to "primary production activity" be italicised and (d) is amended to include "including avoiding reverse sensitivity effects".

Producers Federation of NZ	<ul style="list-style-type: none"> Amend objective 2.11(d) to italicised "primary production activity". Amend objective 2.16(e) to add the words "productive rural and" as set out in the submission.
369: Anthony and Anne McEwan	<ul style="list-style-type: none"> Oppose Objective 2.6 because it does not provide for people in the rural community to fairly choose how they use their land. It is also wide reaching in its protection of natural systems and processes because it does not explain what these are. Oppose Objective 2.9 and amend by replacing the word “protect” with the words “maintain and enhance,” and deleting significant amenity landscapes from the objective along with parts b) - d). Oppose Objective 2.11 as the use of the word “protect” does not reflect that rural communities are dynamic and change over time to ensure productive activities can occur, and living environments can be created. Amend Objective 2.16 to include acknowledge the contribution of the rural sector to economic vitality and the desire to promote a wide variety of use and development in the rural areas. Amend the objectives to provide: a more balanced approach; acknowledgement that enabling appropriate development, use and subdivision is a way to achieve the objectives; and place more emphasis on recognising the Paraparaumu North Rural Precinct as an area for lifestyle opportunities.
372: Michael and Elizabeth Welch	<ul style="list-style-type: none"> Oppose Objective 2.6 because it does not provide for people in the rural community to fairly choose how they use their land. It is also wide reaching in its protection of natural systems and processes because it does not explain what these are. Oppose Objective 2.9 and amend by replacing the word “protect” with the words “maintain and enhance,” and deleting significant amenity landscapes from the objective along with parts (b) – (d). Oppose Objective 2.11 as the use of the word “protect” does not reflect that rural communities are dynamic and change over time to ensure productive activities can occur, and living environments can be created. Amend Objective 2.16 to include acknowledge the contribution of the rural sector to economic vitality and the desire to promote a wide variety of use and development in the rural areas. Amend the objectives to provide: a more balanced approach; acknowledgement that enabling appropriate development, use and subdivision is a way to achieve the objectives; and place more emphasis on recognising the Paraparaumu North Rural Precinct as an area for lifestyle opportunities.
380: Barry, Suzanne and Timothy Mansell	<ul style="list-style-type: none"> Oppose Objective 2.2. Amend Objective 2.5 to better measure the long term trends of natural processes (such as climate change) to adequately assess if there is in fact a risk to property and people. It should also aim towards a range of methods to address the issues including long term monitoring, quantifying the risk, employing community responses rather than avoiding new buildings and activities, and targeted rates using local government rating powers. Objective 2.6 and amend to provide for people in the rural community to fairly choose how they use their land. Objective 2.6 is too wide reaching in its protection of natural systems and processes and does not explain what these are. Oppose Objective 2.9 and amend by replacing the word “protect” with the words “maintain and enhance, and deleting significant amenity landscapes from the objective along with parts b) - d). Oppose Objective 2.11 as the use of the word “protect” does not reflect that

	<p>rural communities are dynamic and change over time to ensure productive activities can occur, and living environments can be created.</p> <ul style="list-style-type: none"> Amend Objective 2.16 to include acknowledge the contribution of the rural sector to economic vitality and the desire to promote a wide variety of use and development in the rural areas. Amend the objectives (and associated explanations) to provide: a more balanced approach; acknowledgement that enabling appropriate development, use and subdivision is a way to achieve the objectives; and place more emphasis on recognising the rural sector needs to be able to undertake activities to make it more productive and economic.
403: Chris Rutten and Cavallo Agistment Ltd	<ul style="list-style-type: none"> Oppose Objectives 2.2, 2.6, 2.11, and 2.16 and amend to remove the word "protect" and take a more balanced approach to "enabling appropriate development, use and subdivision".
408: USNZ Forestry Group Limited	<ul style="list-style-type: none"> Oppose Objectives 2.2, 2.11, 2.6, 2.9, and 2.16 . Amend to remove "protect" from Objectives 2.6 and 2.9 and replace with "maintain and enhance" the protective elements of Objectives 2.2, 2.9 and 2.11 are inconsistent with Objective 2.6 because it seeks to sustain rural productivity and Objective 2.6 does not allow sufficient flexibility of land use. Amend the objectives to provide a more balanced approach, acknowledgement that enabling appropriate development, use and subdivision is a way to achieve the objectives and place more emphasis on recognising the rural sector needs to be able to undertake activities to make it more productive and economic. Amend explanations to reflect these changes.
411: Land Matters Limited	<ul style="list-style-type: none"> Oppose Objectives 2.2, 2.5, 2.11, 2.6, 2.9, and 2.16. Amend to remove "protect" from Objectives 2.6 and 2.9 and replace with "maintain and enhance", the protective elements of Objectives 2.2, 2.9 and 2.11 are inconsistent with Objective 2.6 because it seeks to sustain rural productivity and Objective 2.6 is does not allow sufficient flexibility of land use. Amend the objectives to provide a more balanced approach, acknowledgement that enabling appropriate development, use and subdivision is a way to achieve the objectives and place more emphasis on recognising the rural sector needs to be able to undertake activities to make it more productive and economic. Amend explanations to reflect these changes.
416: Hamish and Leigh Wells	<ul style="list-style-type: none"> Oppose Objectives 2.2, 2.11 clause d), 2.5, 2.16, 2.6 and 2.9. Amend the objectives to provide an more balanced approach, acknowledge that enabling appropriate development, use and subdivision is a way to achieve the objective, and place more emphasis on recognising the rural sector needs to be able to undertake activities to make it more productive and economic.
424: C D Bowie	<ul style="list-style-type: none"> Oppose Objectives 2.2, 2.11, 2.16, 2.6 and 2.9, and amend the objectives to provide a more balanced approach, acknowledgement that enabling appropriate development, use and subdivision in a way to achieve the objectives, and place more emphasis on recognising the rural sector needs to be able to undertake activities to make it more productive and economic.
425: Lutz Brothers Limited and C E Lutz	<ul style="list-style-type: none"> Oppose Objectives 2.2, 2.5, 2.6, 2.9, 2.11 and 2.16 and amend to provide a more balanced approach, acknowledgement that enabling appropriate development, use and subdivision in a way to achieve the objectives, and place more emphasis on recognising the rural sector needs to be able to undertake activities to make it more productive and economic.
492: Kennott Trust	<ul style="list-style-type: none"> Oppose all objectives, in particular: Oppose Objective 2.6 c) because it does not provide for people in the rural community to fairly choose how they use their land.

Company Limited & Kauri Trust	<ul style="list-style-type: none"> • Oppose Objective 2.9 and amend replace "protect" with "maintain and enhance", remove significant amenity landscapes and remove part b) - d). • Oppose Objective 2.11 as the use of the word "protect" does not reflect that rural communities are dynamic and change over time to ensure productive activities can occur, and living environments can be created. • Oppose Objective 2.16 and amend to include acknowledge the contribution of the rural sector to economic vitality and the desire to promote a wide variety of use and development in the rural areas • Amend the objectives to provide a more balanced approach, acknowledgement that enabling appropriate development, use and subdivision is a way to achieve the objectives, and place more emphasis on recognising lifestyle opportunities. Consequential amendments will need to be made to the explanations under each objective to reflect the intent outlined in the submission.
493: Kumototo Nominees Limited and Patone Holdings Limited	<ul style="list-style-type: none"> • Oppose Objective 2.2, 2.6, 2.9, 2.11, 2.16 and amend to provide a more balanced approach, acknowledgement that enabling appropriate development, use and subdivision in a way to achieve the objectives, and place more emphasis on recognising the rural sector needs to be able to undertake activities to make it more productive and economic. Consequential amendments will need to be made to the explanations under each objective to reflect the intent outlined in the reasons set out in the submission
495: Mahaki Holdings Limited	<ul style="list-style-type: none"> • Oppose Objective 2.2, 2.6, 2.9, 2.11 and 2.16 and amend to provide a more balanced approach, acknowledgement that enabling appropriate development, use and subdivision in a way to achieve the objectives, and place more emphasis on recognising the rural sector needs to be able to undertake activities to make it more productive and economic.
Ngatotara Farms Limited and Rod Agar	<ul style="list-style-type: none"> • Oppose all objectives, in particular: • Oppose Objective 2.2. • Oppose Objective 2.6 c) and amend to enable it to provide for people in the rural community to fairly choose how they use their land. • Oppose Objective 2.9 and amend replace "protect" with "maintain and enhance", remove significant amenity landscapes and remove part b) - d). • Oppose Objective 2.11 and amend to remove the word "protect" and to reflect that rural communities are dynamic and change over time to ensure productive activities can occur, and living environments can be created. • Oppose Objective 2.16 and amend to include acknowledge the contribution of the rural sector to economic vitality and the desire to promote a wide variety of use and development in the rural areas. • Amend objectives to provide a more balanced approach, acknowledgement that enabling appropriate development, use and subdivision in a way to achieve the objectives, and place more emphasis on recognising the rural sector needs to be able to undertake activities to make it more productive and economic.
32: Aaron Johnson	<ul style="list-style-type: none"> • Amend to allow use of all the submitter's land for primary production, rather than locking up resources for eternity. • Amend to allow planting up to or on the boundary as a permitted activity where there is no effect on dwellings or infrastructure.
39: DF & AE Smith Partnership & Ratanui Farming	<ul style="list-style-type: none"> • Amend Policy 7.5 explanatory text to recognise importance of forestry to Kapiti's economy and the need for an appropriate regime to sustainable manage natural and physical resources and minimise fire, erosion and other risks and also add the following: "The rules that implement this policy require a harvest plan to be developed and adhered to due to the broad range of effects associated with the activity." • Amend Policy 7.5(a) to be consistent with the Proposed NES for Plantation Forestry. • Remove Policy 7.5 (b).

	<ul style="list-style-type: none"> Amend Policy 7.5 (c) to read as follows: ". . places and areas of known cultural or heritage value identified in this District Plan including waahi tapu and sites of significance to Maori." Amend Policy 7.5 (d) to read as follows: "... the presence of significant indigenous vegetation or significant habitats of indigenous fauna identified in this District Plan." Amend Policy 7.5 (e) to read as follows: "... outstanding natural features identified in this District Plan". Remove Policy 7.5 (f). Amend Policy 7.6 to be more consistent with the Proposed NES for Plantation Forestry.
64: Ken Barrett	<ul style="list-style-type: none"> Oppose minimum average lot size of 1 Ha for Rural Residential Zone [Rule 7A.3 3.2 a)] Amend Rule 7A.3, Standard 2 by adding: "Notwithstanding the above, developments outside of these specific criteria will be encouraged where such developments are not in conflict with the general principles set out in Policy 7.13".
81: Pataka Moore	<ul style="list-style-type: none"> Support the listing and protection of high class soils in the wider Otaki district. Support the rationale and rules around minimum lot sizes to prevent further subdivision down to small lots.
82: Diane Richards	<ul style="list-style-type: none"> Support strong control on rural subdivision to retain rural character and amenity.
83: Mark Richards	<ul style="list-style-type: none"> Oppose cluster housing. Support tighter rural subdivision controls. Support land use controls around water catchment areas.
85: Gerald Rys	<ul style="list-style-type: none"> Amend Policies to limit effects on productive soils and limit urban sprawl.
92: Winstone Aggregates	<ul style="list-style-type: none"> Oppose the provisions of the PDP that would compromise the ability to extract mineral resources. Seek amendment to the PDP to create a 'Quarry Zone' or equivalent. Identify a buffer area around existing quarries. Amend definitions to ensure existing overlaps in definitions are deleted, avoiding multiple rules applying to extractive industries. Provide a single set of rules for extractive industries, with those extractive industries which are located in the quarry zone being Permitted Activities subject to performance standards. Provide for river gravel extraction as a permitted activity including a link to region consents and permits for flood management purposes. Provide for extractive industries outside the Quarry Zone as a Discretionary Activity and exempt them from complying with other performance standards. Ensure that reverse sensitivity effects from sensitive subdivision, use and development are managed in the quarry buffer area. Seek section 32 assessment that fulfils the relevant statutory tests, along with making a full and complete statutory assessment, utilising the Long Bay tests,

	<p>of provisions relating to minerals.</p> <ul style="list-style-type: none"> Amend the first paragraph of Section 7 Rural Environment to list Objective 2.16 economic viability with the other objectives identified. Amend the description of reverse sensitivity on Page 7-4 as follows: "Reverse sensitivity: The rural environment is a productive environment and therefore many farming and primary productive activities which are anticipated in the rural environment are noisy, smelly or dusty at times. The time of day and year that primary productive activities and farming activities occur can conflict with the expectations of rural residents to enjoy 'peace and quiet'. When planning new development the amenity of both existing residents and requirements of primary production activities as must be considered. <p>Privacy, shelter, access to open space, aural amenity and security need to be thought about to ensure quality of lifestyle, consistent with a working rural environment, is sustained for existing residents.</p> <p>Newcomers need to avoid, remedy or mitigate the potential for residential activities to undermine existing primary production activities or their potential in the future. Reverse sensitivity is recognised as an issue under the effects-based planning regime of the RMA and needs to be considered. The rural area is particularly prone to reverse sensitivity effects.</p> <p>Many primary productive activities such as quarrying, horticultural activities (e.g. spraying and bird scaring devices), state highways and critical energy networks are located in rural areas. Future residents of the rural area who will fill the vacant sections have the potential to create new reverse sensitivity problems. Reverse sensitivity has the potential to compromise productive land uses, such as farming and quarrying that legitimately exist in the rural environment.</p> <p>The District Plan provides policies and rules to address reverse sensitivity issues for future subdivision and development, and zoning to direct residential areas, away from incompatible activities. The layout, design and density of subdivision is restricted to ensure that it is appropriate to the environment where it is located.</p> <ul style="list-style-type: none"> Delete the second paragraph of section 7.1 Rural Zones provisions. Amend Policy 7.1 as follows: "Primary production activities will be provided for as the predominant use in the District's rural areas so long as the activities are carried out in a manner which safeguards the life supporting capacity of air, water, soil and ecosystems. Amend Policy 7.4 as follows: "Subdivision and development in the rural environment will be undertaken in a manner that maintains or enhances the District's rural character, including the general sense of openness; natural landforms where practicable; the defining landscape characteristics and values (as set out in Natural Environments Schedule 3.6 - Landscape Character Areas) of the applicable rural zone(s) in which the subdivision or development is located; the natural darkness of the night sky; and retains the overall low density of rural residential or countryside living development. Delete Policy 7.7 and replace with a new policy as follows:
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	<p>a) "Recognise that extractive industries can only occur where the mineral resource is located and these activities derive significant benefits for communities.</p> <p>b) Provide for extractive industries and ensure these are established and operated in a manner which remedies or mitigates significant adverse effects.</p> <p>c) Ensure that subdivision, use and development in close proximity to lawfully established extractive activities, known regionally important mineral resources and adjoining transport routes occurs in a manner that avoids sensitive activities compromising existing or potential mineral extraction."</p> <p>Or as an alternative to c), insert the following new policy: "The establishment of sensitive land use and subdivision in close proximity to lawfully established extractive activities, known regionally important mineral resources and adjoining transport routes shall be avoided or managed, in order to allow such activities to carry out their operations without unreasonable constraint or to maintain future opportunities for extraction or expansion."</p> <p>Amend the explanation to Policy 7.7 as follows: "Extractive industries are important to the local and regional economy, providing employment opportunities and material for roading, infrastructure, construction and other industry. In general, these activities are most appropriately located in the rural environment.</p> <p>Existing extraction industries are identified as Quarrying Policy Areas and their continued operation is enabled subject to compliance with performance standards. New extractive industries can have adverse effects on the environment, and on people and communities. Accordingly, proposals to establish new extractive industries should avoid, remedy or mitigate significant adverse effects on the environment. In the Rural Zone, resource consent is required as a discretionary activity for extraction industries located outside of a Quarrying Policy Area. The on-going operation of lawfully established extractive industries should be where other sensitive subdivision, use and developments are proposed in the vicinity. Specifically, the potential for reverse sensitivity effects to arise should be avoided where proposed new uses may be particularly susceptible to the acceptable adverse effects often attributed to extractive industries. Quarry buffer areas are identified on the planning maps to manage new sensitive activities locating in proximity to quarries.</p> <ul style="list-style-type: none"> • Delete Policy 7.9. Or alternatively delete reference to extractive industries as these are already addressed in the relief sought to policy 7.7. • Amend Policy 7.10 by adding a new clause j) as follows: "j) undermine the ability to extract significant mineral resources." • Amend Policy 7.12 as follows: "New household units and other buildings in all the Rural Zones will be provided in a manner which minimises environmental effects (including cumulative effects) on the productive potential, known significant mineral resources and landscape character of the rural area, including: ..." • Amend Policy 7.15 to include a new clause f) as follows: "f) residential activities shall avoid potential reverse sensitivity effects on adjacent primary production activities and other lawfully established rural uses." • Amend Policy 7.16 as follows: "Subdivision and development in the Rural Hills Zone will be undertaken in a manner which: supports the primary production activity focus of the rural environment while maintaining as far as practicable the valued landscape and ecological character of the Rural Hills; minimises the extent of proposed changes to natural landforms (except where related to extractive industries), and adverse effects of proposed
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	<p>development on erosion prone land; retains low allotment density, and avoids potential adverse effects arising from any proposed subdivision of land into lots of less than 20ha; and ensures that any buildings or dwellings proposed are designed and located in a manner which minimises visibility from the Rural Dunes, Rural Plains and State Highway 1; and provides sites which are capable of accommodating a primary residential building which is not at risk from identified natural hazards.</p> <p>f) residential activities shall avoid potential reverse sensitivity effects on adjacent primary production activities and other lawfully established rural uses."</p> <ul style="list-style-type: none"> • Amend Policy 7.21 as follows: "Minor subdivision will be provided for in the Rural Zones where the resulting allotment arrangement does not result in any increase in the net density of the area, including increased residential development potential or, the potential for future additional lots and does not compromise productive potential of the land or adjacent primary production activities." • Amend Rule 7A.5.1 so that Extractive industries which do not meet standards are a Restricted Discretionary activity. • Amend Rule 7A.2.3 Boundary adjustments and subdivision in all rural zones where no additional lots are created so that it is a restricted discretionary activity to undertake this activity within a quarry buffer area. • Amend Rule 7A.3.2 Subdivision in the rural plains zone, the rural hills zone and the rural dunes zone which meets the standards so that it is a discretionary activity to establish new lot(s) within a quarry buffer area. • Amend Rule 7A.5.8 Industrial and commercial activities which are not home occupations in all Rural Zones to provide for Industrial activities which use aggregate as the principal raw material as a discretionary activity where these are located within or adjoining a site with a lawfully established extractive industry. • Amend Rule 7.1.2 / Rule 7A by inserting new rules for: "Household unit or minor flat located within a quarry buffer area of an extractive industry - restricted discretionary activity. Homestay activity located within a quarry buffer area of an extractive industry - restricted discretionary activity." • Insert new discretions as follows: "Discretion is restricted to: <ol style="list-style-type: none"> 1. Location and orientation of the activity and outdoor living areas; 2. Noise attenuation and vibration mitigation; 3. Reverse sensitivity effects on Extraction Industries; 4. Landscaping and screening." • Amend Rule 7A.1.4 by inserting a new performance standard as follows: "X. Household unit or minor flat shall not be located within a quarry buffer area of an extractive industry." • Insert new discretions as follows: "Discretion is restricted to: <ol style="list-style-type: none"> 1. Location and orientation of the activity and outdoor living areas; 2. Noise attenuation and vibration mitigation; 3. Reverse sensitivity effects on Extraction Industries; 4. Landscaping and screening." • Amend Rule 7A.1.5 by inserting a new performance standard as follows: "X.
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	<p>Homestay activity shall not be located within a quarry buffer area."</p> <ul style="list-style-type: none"> • Insert new discretions as follows: "Discretion is restricted to: <ol style="list-style-type: none"> 1. Location and orientation of the activity and outdoor living areas; 2. Noise attenuation and vibration mitigation; 3. Reverse sensitivity effects on Extraction Industries; 4. Landscaping and screening." • Amend the rule 7A.2.2 so that the planting and harvesting of plantation forestry is a permitted activity, except there that activity is located within an area identified in the district plan maps [insert lettered point a, b, c, d] • Amend Rule 7A.2.3 to insert a performance: "Boundary adjustments and subdivision in all rural zones where no additional lots are created shall not be located within a quarry buffer area." • Insert the following discretions: "Discretion is restricted to: <ol style="list-style-type: none"> 1. Location of the building platform (including use of consent notices); 2. Noise attenuation and vibration mitigation; 3. Reverse sensitivity effects on Extraction Industries; 4. Landscaping and screening." • Amend the approach of the District Plan and Section 7 for extractive industries. This shall be based on the following approach: <ul style="list-style-type: none"> ○ Zone the existing quarries in the District as a Quarry Zone or a Quarrying Policy Area (or equivalent); ○ Identify a Quarry Buffer Area around the existing quarries. ○ Amend the definitions to ensure that the existing overlaps in definitions are deleted, avoiding multiple rules applying to extractive industries. ○ Provide a single set of rules for extractive industries, with those extractive industries located in the Quarry Zone (or equivalent) being permitted activities subject to new performance standards and exempt from district wide standards where these repeat matters addressed by the specific standards. ○ Provide for river gravel extraction as a permitted activity subject to performance standards, including the link to regional consents and permits for flood management purposes. ○ Provide for extractive industries outside the Quarry Zone as a discretionary activity and exempt these from compliance with other performance standards (i.e. they cannot become non-complying activities). ○ Ensure that reverse sensitivity effects from sensitive subdivision, use and development are managed in the Quarry Buffer Area. • Amend the definitions to insert the following: "Quarrying policy area" means a policy area identified on the Planning Maps where extractive industries occur or are planned to occur." 'Quarry site buffer' means a policy area identified on the planning maps where sensitive subdivision, use and development is restricted." • Identify existing quarries/land based processing areas as a Quarry Policy Area (or Quarry Zone). • Identify a Quarry Buffer Area around existing quarries/land based processing areas.
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	<ul style="list-style-type: none"> • Insert a new permitted activity rule for all Extractive Industries in the District (irrespective of any underlying zone, policy overlay or map annotation): "Extractive industries within a Quarrying Policy Area subject to compliance with all the performance standards in Rule XXX." • Insert a new rule for restricted discretionary activities in the District: "Extractive industries within a Quarrying Policy Area not complying with one or more of the performance standards in Rule XXX." • Insert a new Rule for Discretionary Activities: "Extractive Industries located outside a Quarrying Policy Area." • Insert a new Performance Standards for Extractive Industries within a Quarrying Policy Area as follows: "Rule XXX: Extractive Industries located within a Quarrying Policy Area shall comply with the following performance standards: <ul style="list-style-type: none"> ○ Permitted Activity Standards: The following performance standards apply to Extractive Industries. For the avoidance of doubt, standards found elsewhere that replicate the purpose of the standards below do not apply to Extractive Industries located within a Quarrying Policy Area. <p>1. Quarry Management Plan: Extractive Industries must be carried out with a Quarry Management Plan. The Quarry Management Plan will provide details about the operation of the quarry and include:</p> <ul style="list-style-type: none"> i. A site plan indicating: <ul style="list-style-type: none"> ○ Existing topography, contours, drainage, natural watercourses, vegetation cover and any other significant landform or features. ○ Site layout, general design and location of buildings. ○ Areas for extraction (including pits and faces), storage (including overburden), stockpiling, processing and distribution. ○ Final contours and drainage. ○ Boundary screening where necessary. ii. A description of current and future operations, including: <ul style="list-style-type: none"> ○ Vegetation removal and site preparation, including stripping and stockpiling or disposal of soil and overburden. ○ Blasting (in particular frequency). ○ Mineral extraction, processing, storage and distribution. ○ Estimated volume of minerals to be extracted. ○ Estimated timeframe and staging of mineral extraction. ○ The proposed rehabilitation programme. ○ The proposed methodology for certifying imported cleanfill. ○ The method of site access, vehicle circulation and on-site parking. iii. A description of methods to: <ul style="list-style-type: none"> ○ Manage the effects of dust, noise, glare and vibration on the amenity of residents in the vicinity of the Quarrying Policy Area. ○ Manage the effects associated with vehicle movements at the site entrance. ○ Protect and maintain: areas of ecological importance,
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	<p>outstanding landform features, archaeological sites, geologically significant sites.</p> <p>iv. Monitoring and reporting proposed in relation to the above measures.</p> <p>Consequently amend the PDP to ensure that the explanations objectives, policies, definitions and methods reflect and implement this relief and the matters identified in the reasons for the submission.</p> <p>Any amendments to the Quarry Management Plan must be provided to the Council.</p> <p>2. Noise</p> <p>i. Extractive industries must not exceed the following sound levels at a notional boundary of 20 metres from any occupied household unit located outside of the Quarrying Policy Area that existed at 1 January 1999:</p> <p>0700-2000, Monday-Saturday: Laeo (15mins)= 55dBA, Lamax= No limit</p> <p>0630-0700, Monday-Saturday: Laeo (15mins)= 50dBA, Lamax= No limit</p> <p>All other times and public holidays: Laeo (15mins)= 45 dBA, Lamax= 75dBA</p> <p>ii. Noise created from the use of explosives must not exceed a peak overall sound pressure of 128dB linear peak.</p> <p>3. Vibration and Blasting</p> <p>i. The measurement of blast noise (air blast) and ground vibration for blasting must be: measured at a notional boundary of 20 metres from a dwelling that existing at 1 January 1999, carried out in accordance with Appendix J of Part 2 of Australian Standard AS 2187.82 - 1993.</p> <p>ii. All blasting must be restricted to: 0900 and 1700 hours, Monday - Saturday; two occasions per day except where necessary because of safety reasons.</p> <p>iii. When blasting, the limit of particle velocity (peak particle velocity) measured on any foundation of an adjacent occupied building not connected with the site, or suitable location adjacent to the building, shall not exceed 25mm/second for commercial buildings or 10mm/second for dwellings and buildings of similar design.</p> <p>4. Light Spill and Glare: Artificial light shall not result in added illuminance in excess of 10 lux measured at the window of a dwelling located outside of the Quarrying Policy Area.</p> <p>5. Rehabilitation: Land which is excavated or is disturbed by deposition of overburden shall be rehabilitated as soon as practicable.</p> <p>6. Building Coverage: Site coverage by buildings shall not exceed 20%</p> <p>7. Building height: Maximum building of 24m (measured from original ground level)</p> <p>8. Height in relation to boundary: No part of any building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and the nearest Quarrying Policy Area boundary.</p> <p>9. Yards: Buildings must be setback:</p> <ul style="list-style-type: none"> ○ Front yard = minimum 12m (administration building or weigh bridge) ○ Rear yard = minimum 15m ○ Side yard = minimum 15m
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	<ul style="list-style-type: none"> ○ River yard = minimum 10m from the edge of the river <p>The site shall be landscaped with the planting of vegetation with a minimum depth of 10 metres on the boundary (excluding vehicle access).</p> <p>Insert a new Discretions for infringements by Extractive Industries within a Quarrying Policy Area: Matters of discretion:</p> <ol style="list-style-type: none"> 1. Quarry Management Plan: Discretion restricted to: <ol style="list-style-type: none"> i. site management and the remediation or mitigation of significant adverse effects ii. benefits derived from extracting the resource iii. monitoring 2. Noise: Discretion restricted to: <ol style="list-style-type: none"> i. significant adverse effects on amenity values ii. hours of operation iii. noise levels, location of noise source, frequency, duration or other special characteristics of noise iv. mitigation measures v. benefits derived from extracting the resource 3. Vibration and blasting: Discretion restricted to: <ol style="list-style-type: none"> i. significant adverse effects on amenity values ii. location of blasting, frequency, duration and time of day iii. benefits derived from extracting the resource 4. Light spill and glare: discretion restricted to: <ol style="list-style-type: none"> i. significant adverse effects on amenity' values ii. hours of operation and location of light source iii. mitigation measures iv. benefits derived from illuminating the Quarrying Policy Area and night time operations 5. Rehabilitation: Discretion restricted to: <ol style="list-style-type: none"> i. significant adverse effects on amenity' values ii. appropriateness of the site for future use iii. extent that rehabilitation is practicable 6. Height: Discretion restricted to: <ol style="list-style-type: none"> i. extent and visibility of non-compliance from adjacent zones ii. significant adverse effects on amenity values iii. building form, location, external cladding and colour 7. Height in Relation to Boundary: Discretion restricted to: <ol style="list-style-type: none"> i. extent of non-compliance ii. significant adverse effects on amenity values iii. admission of daylight and sunlight to other sites 8. Setbacks / Yards: Setback from Boundaries Discretion restricted to:
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	<ul style="list-style-type: none"> i. significant adverse effects on amenity values and/or streetscape ii. significant adverse effects on road visibility safety • Setback from River Discretion restricted to: <ul style="list-style-type: none"> i. significant adverse effects on amenity values ii. significant adverse effects on waterbodies and ecosystems iii. significant adverse effects on public access to rivers Planting discretion restricted to: <ul style="list-style-type: none"> i. extent of operation areas, onsite access and other operation matters effecting the landscaped area ii. significant adverse effects on amenity values from reduced screening." • Amend Rule 7A.3.2 so that subdivision in all rural zones that establishes new lot(s) within a quarry buffer area is a discretionary activity. The quarry buffer is sought by relief earlier regarding the district plan maps. • Delete Rule 7A.3.4 • Retain the second paragraph of Section 7 under the header "The Rural Environment", as notified. • Retain the description of "Focus on Production" on Page 7-3, as notified. • Retain the explanation of Policy 7.1, as notified. • Retain Policy 7.2, 7.11, 7.13 and 7.20, as notified.
100: Egon Guttke	<ul style="list-style-type: none"> • Amend the PDP to allow sustainable logging subject to the provisions of the Forests Act within the areas of low conservation value. • Amend Policy 7.5 to be consistent WRSP Policy 2.14 promoting forestry on erosion prone land. • Oppose rule 7A.1.2. Delete standard 1(a), and amend standard 1(b) to allow Plantation Forestry up to the boundary with neighbours permission. • Amend standard 1(a) to rule 7A.1.3. to change harvest limit from 10ha to 50ha in any 12 month period. • Remove standard 1(b) to rule 7A.1.3. • Amend standard 1 to rule 7A.1.5. to allow farm tracks to be greater than 4m in width where required for operation and safety reasons. • Amend standard 2 to rule 7A.1.5. so cut and fill shall not exceed 2m of vertical distance instead of 1 metre and to be consistent with WRSP. • Amend rule 7A.1.8 to allow the removal of indigenous vegetation for fire breaks. • Delete rule 7A.2.2 to allow all forestry planting to be a Permitted Activity.
102: Irena	<ul style="list-style-type: none"> • Amend the PDP to allow sustainable logging subject to the provisions of the

Guttker	<p>Forests Act within the areas of low conservation value.</p> <ul style="list-style-type: none"> • Amend Policy 7.5 to be consistent WRSP Policy 2.14 promoting forestry on erosion prone land. • Oppose rule 7A.1.2. Delete standard 1(a), and amend standard 1(b) to allow Plantation Forestry up to the boundary with neighbours permission. • Amend standard 1(a) to rule 7A.1.3. to change harvest limit from 10ha to 50ha in any 12 month period. • Remove standard 1(b) to rule 7A.1.3. • Amend standard 1 to rule 7A.1.5. to allow farm tracks to be greater than 4m in width where required for operation and safety reasons. • Amend standard 2 to rule 7A.1.5. so cut and fill shall not exceed 2m of vertical distance instead of 1 metre and to be consistent with WRSP. • Amend rule 7A.1.8 to allow the removal of indigenous vegetation for fire breaks. • Delete rule 7A.2.2 to allow all forestry planting to be a Permitted Activity.
133: Jan Nisbet	<ul style="list-style-type: none"> • Support the restriction of planting large areas of mono planting such as pine trees.
161: Susanne Branch	<ul style="list-style-type: none"> • Rezone 117 Arcus Road, Te Horo from rural plains zone to rural/residential zone. • Oppose imposing a blanket rural zone which is unreasonably restrictive for future use of the land.
169: Julie Browne	<ul style="list-style-type: none"> • Amend Policy 7.16 to more clearly show how individual policies relate to specific conditions in the Rural Hills zone and manage the risk adverse environmental effects. This should include a more rigorous Section 32 analysis of the effectiveness of policy in achieving the required objectives of the RMA. • Remove Policy 7.16.a and recognise that many economic activities can be carried out in the Rural Hills zone without causing adverse environmental effects. • Add Policies and Rules that permit any economic activity to be carried out in the Rural Hills zone subject to the environmental protection requirements of the RMA. • Amend Policy 7.16.c to delete the words "into lots of less than 20 ha". • Amend Rule 7A.3.2.4.a to remove the minimum average of 20 ha per lot and minimum individual area of 1 ha, so that the subdivision in the Rural Hills Zone is a discretionary activity that is subject to the standards for subdivision in rural areas set out in Rule 7A.3(2).
188: New Zealand Farm Forestry Association - Wellington	<ul style="list-style-type: none"> • Amend Policy 7.5 to read as follows: "Plantation forestry will be managed in the rural environment to ensure that all stages of the activity can be carried out safely and will not result in significant adverse effects. Plantation forestry will be provided for in areas which are not characterised by:" • Amend Policy 7.5 a) with wording from the draft NES. • Remove Policy 7.5 b) • Amend Policy 7.5 c) to read as follows: "places and areas of known cultural

	<p>or heritage value identified in this District Plan including wahi tapu sites of significance to Maori."</p> <ul style="list-style-type: none"> • Amend Policy 7.5 d) to read as follows: "the presence of significant indigenous vegetation or significant habitats of indigenous fauna identified in this District Plan." • Amends Policy 7.5 e) to read as follows: " outstanding natural features identified in this District Plan." • Remove Policy 7.5 f) • Amend explanation to Policy 7.5 to reflect: <ul style="list-style-type: none"> ○ the importance of forestry to the Kapiti economy; and ○ the need for an appropriate regime to sustainably manage natural ad physical resources; and minimise fire, erosion and other risks • Amend Policy 7.5 explanation paragraph 2, sentence 1 to read as follows: " The rules that implement this Policy require a harvest plan to be developed and adhered to due to the broad range of effects associated with the activity." • Remove Policy 7.5 explanation paragraph 2, sentence 2. • Amend Policy 7.5 to include all forestry specific provisions with an indication (including clause numbers) of where the find other provision in the plan. • Amend Policy 7.6 with appropriate wording from the draft NES. • Amend Policy 7.6 a) to read as follows: "Minimising riparian disturbance;" • Amend Policy 7.6 b) to read as follows: "Minimising Disturbance to existing indigenous vegetation;" • Remove Policy 7.6 c) and d) • Amend Rule 7A.1.2 and Rule 7A.3 to split afforestation and harvesting activities to reflect the different risks associated with each. • Amend Rule 7A.3 to include the NES mechanism regarding Wilding. • Amend Rule 7A.1.2.1 to clarify whether 6 metre threshold applies to shelter belts and plantation forestry. • Amend Rule 7A.1.2.1.a-c in accordance with draft NES. • Amend Rule 7A.1.2.2 to read "each site containing a plantation forest shall have a formed vehicle access designed and built to meet the requirements of establishment tracks in NZ Forest Road Engineering Manual". • Amend Rule 7A.1.3.1.a-b to remove harvesting area limitation and replace 20 metre limit with conditions modelled on draft NES. • Amend Rule 7A.1.3.2 to delete the words "this shall include an assessment of access and transport arrangements". • Delete Rule 7A.2.2. • Clarify restricted discretionary Forestry Rule which is mentioned in the Summary Table but is not included in the Rules Table and insert draft NES wording. • Amend Rule 7A.5.9 to adopt draft NES wording.
191: Landlink Ltd	<ul style="list-style-type: none"> • Oppose the focus of restricting development to provide for primary production and seek amendment to focus on how primary production will be enabled. • Support the change to provide for average lot sizes as opposed to minimum.
202: Department of Conservation	<ul style="list-style-type: none"> • Support Policies 7.1 and 7.6 • Amend Policy 7.8 to include “cumulative” effects • Amend Policy 7.14 to read “ a) supports the primary production activity focus of the rural environment while protecting values landforms, including dunes

	and wetlands, and the ecological values and character of the Rural Dunes Zones” <ul style="list-style-type: none"> • Support Policy 7.14 clause h)
212: The NZ Anglican Church Pension Board	<ul style="list-style-type: none"> • Delete the Non-Complying Activity status for rural activities located within the Rural Zone and which occur in areas covered by the overlays included in the natural environment section of the Proposed District Plan. • Amend the overly restrictive Objectives and Policies so that they provide a balanced approach to enabling rural landowners to provide for their economic wellbeing and recognise the value to the Kapiti community of doing so, while avoiding, remedying, or mitigating adverse environmental effects. Specific submission requests as follows: <ul style="list-style-type: none"> • Oppose policy 7.1 ‘Primary Production’ and explanation and amend to replace "ensures protection of" after "...in a manner which" with "avoids, remedies or mitigates adverse effects on". • Oppose policy 7.4 ‘Rural Character’ and amend so that it recognises that primary production activities are a central feature of the character of the District’s rural environment. • Oppose policy 7.5 ‘Plantation Forestry’ and the explanation and amend the policy as follows: delete last sentence of first paragraph and points (a) to (f). • Oppose policy 7.6 ‘Harvesting plantation forestry’ and the explanation and amend the policy as follows: delete ‘at a rate and’ after ‘...will be carried out’ and delete ‘and rural character’ before ‘by’. Replace (a) with: ‘minimising riparian disturbance; and’ and replace (b) with ‘minimising disturbance to identified indigenous vegetation;’ and delete (c) and (d). • Oppose in part policy 7.9 ‘Management of conflicting uses’ and amend so that it clearly does not restrict the replanting of plantation forestry. • Oppose part policy 7.16 and explanation and amend the policy as follows: (a) delete ‘protecting’ and replace with ‘avoiding, remedying or mitigating adverse effects’. (c) add ‘remedies or mitigates’ after ‘avoids’. (d) delete ‘minimises visibility from’ and replace with ‘avoids, remedies or mitigates adverse visual effects on’. • Oppose rule 7A.1(2) and amend as follows: 1(a) replace ‘20’ metres with ‘5’ metres. 1(b) replace ‘50’ metres with ‘30’ metres, and after ‘...adjacent property’ add ‘or, without written approval of the adjoining owner,’ 2. After ‘...designed and built’ add: ‘to meet the requirements of Establishment Tracks in the NZ Forest Road Engineering Manual’ and delete ‘for the entry and exit.....meet the following requirements: (a) 2.5 (b) 2.8 metres....’ • Oppose rule 7A.1(3) and delete it. • Oppose in part rule 7A.1(4) and delete standard (4) regarding buildings on top of dominant ridgelines. • Oppose rule 7A.2(2) and delete or replace with a Permitted Activity rule, or replace the rule so that it Reads: Harvesting of plantation forestry larger than 10 hectares in any one calendar year on land in all rural zones subject to the following standard: Prior to harvesting a Forest Harvesting Notice must be prepared and submitted to Council. The forestry management plan and forest harvesting notice shall have regard to the New Zealand Environmental Code of Practice for Plantation Forestry and shall describe and identify:

	<p>a) Any important environmental and heritage features (including waterways and areas of native vegetation) or values within the area to be harvested.</p> <p>b) Operational techniques to be used for harvesting and associated activities.</p> <p>c) Property boundaries.</p> <p>d) The access points and roads to be used by logging vehicles.</p> <p>e) Hours of operation.</p> <p>f) Potential adverse environmental effects and proposed mitigation measures.</p> <p>Matters over which Council reserves its control:</p> <p>a) Measures in the Forestry Harvest Notice</p> <p>b) Management of fire risk</p> <p>c) Access and transport effects</p> <p>d) Sediment and erosion control.</p> <ul style="list-style-type: none"> • Delete points (a) to (d) in activity, amend the standards and matters of control. • Oppose general standard (c) from rule 7A.3(2) and delete standard (c). • Support rule 7A.3(2) standards except for standard (c) which oppose. Retain standards (except (c)) for the Rural Hills Zone without amendment.
219: Horticulture New Zealand	<ul style="list-style-type: none"> • Add objectives 2.16, 2.13 and 2.10 to the list of relevant objectives. • Delete 'intensive' from the rural environment description of horticulture. • Amend the 2nd sentence of Rural Plains Zone as follows: The land has many of the attributes required for food production and supports a range of horticultural and agricultural activities dependent on these attributes. • Amend the 4th sentence of Rural Plains Zone as follows: To enable the land and its attributes to be used for agriculture and horticulture, retain is rural character and ensure that groundwater is not contaminate by on-site sewage systems it is important to retain large allotment sizes and to locate any new development in areas which have the least impact on the productive potential of land in the plains. • Delete the 3rd sentence of rural character and amenity. • Add a new sentence regarding buildings as follows: "It is recognised that some buildings may be large to meet the operational requirements of the production activity." • Amend Policy 7.1 to delete "so long as the activities are carried out in a manner which ensure protection of natural systems." And add: "so long as the activity avoids, remedies or mitigates adverse effects." • Amend Policy 7.2 to delete Versatile and specialised soils and the first sentence are replace with: Productive potential of land <ul style="list-style-type: none"> a. New subdivision, land use and development will be designed and undertaken in a manner which ensures that the productive potential of the land for primary production, and in particular food production, is not compromised. b. Replace b) and c) with: b) avoiding areas where there is productive potential for food production c) ensuring that lot sizes will enable food production to be undertaken. c. Make consequential amendments to the Explanation including by deleting 'soil' and using 'land'. • Amend Policy 7.3 to rename Policy 7.3 as "Subdivision and development on land with productive potential." And, when considering applications for subdivision or development in areas where there is land with productive potential specific considerations will be given to:

	<ul style="list-style-type: none"> a) as notified b) delete highly versatile and specialised soils c) as notified d) delete highly versatile and specialised soils e) as notified. <ul style="list-style-type: none"> • Add “f) The potential for reverse sensitivity effects and methods to reduce such potential.” • Add an additional point to Policy 7.9 e) Require dwellings to be setback from boundaries with primary production activities. • Amend Policy 7.10 as follows: a) compromise the use and productive potential of primary production land. h) delete i) delete 'significant.' • Amend Policy 7.11 to add to the Explanation "Cutting, cleaning, grading, chilling, freezing, packaging and storage of produce" is provided for as part of the 'farming' definition. There are opportunities to provide for on-site processing and retailing facilities. • Amend Policy 7.12 by adding d) but recognising the location and operational requirements for buildings ancillary to primary production purposes. Add to the Explanation: the location and operational requirements of primary production necessitate that buildings are located close to access ways and to enable the greatest use of the land for production. These requirements need to be balanced against other provisions for buildings in the rural zone. • Amend Policy 7.15 b) to 'land resource'. Add (f) Provides for buildings ancillary to primary production. • Add to the Permitted activities in Rule 7 A.1.2 Helicopter and aircraft use for primary production activities. • As a consequence of the change sought to Policy 7.9 a separate setback for dwellings from primary production activities is sought (Rule 7 A.1.4 Buildings and structures in the rural zones). If a dwelling wants to locate closer then consent would be required. • Amend 7 A.2.4.7 as follows: b) side and rear yards, i) all habitable buildings shall be set back at least 20 metres from a side or rear yard boundary where primary production activities are undertaken on the adjoining site. ii) all other buildings (other than intensive farming buildings) shall be set back at least 5 metres from a side or rear yard boundary. • Add to Rule 7 A.3.2 (Subdivision in all rural zones) an additional matter of discretion: "The design and layout of the subdivision and the extent to which it may compromise primary production activities on adjoining properties." • Rule 7 A.5. Non complying activities - concerned about the limitation of commercial helicopter operations in the Rural Zones. A definition and permitted activity is sought for commercial helicopter operations is sought to ensure that helicopter use for primary production activities is not a non-complying activity. • Include a permitted activity rule for planting of shelter belts in the rural zone. • Supports the inclusion of reverse sensitivity in the chapter. This is a critical issue for growers who face this issue on a regular basis. Retain the section on reverse sensitivity. • Policy 7.9 is supported. • Policy 7.10 is generally supported however some changes are sought. • Generally Policy 7.11 is supported. • Generally Policy 7.15 is supported. However a change is sought in b) to refer to the 'land' resource, not the 'soil' resource. • Rule 7 A.1 .2 provides for horticulture and orchards in the Rural Zones. This is supported and it should be retained. However an additional activity is sought to ensure that aircraft can be used as ancillary to primary production activities as a permitted activity.
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237: Christopher Smith	<ul style="list-style-type: none"> • Submitter seeks a number of amendments to Policies in Chapter 7, including: • Amend references to 'amenity or visual' externalities to be removed from the plan. (E.g. policy 7.8, 7.1 1, etc.). • Amend the intent of section 7 of the plan to be made more agnostic about the desired use of the rural environment. • Remove sentiments around the 'character' of the rural environment (e.g. policy 7.1 0, policy 7.1 7f, etc). • The district plan should not prejudice different or evolving land use. • Amend all references to 'minimisation' to 'take into consideration'. (See e.g. Policies 7.6, 7.12, 7.16, 7.17b, 7.17c, 7.17g, etc) • Amend policy 7.8 to say that intensive farming can only be undertaken provided that adverse environmental effects are mitigated or are absent. Costs and benefits should be considered. Outcomes should not be ruled out a prior. • Amend Policy 7.12 to enable the rural environment to evolve further. The plan should not presuppose that the rural environment should remain 'un-built'. There is a need for the District plan to seek to minimize the environmental effects on the productive potential of the rural environment since private landowners have every incentive to allocate their own resources to their best, most-productive use. • Amendment to policy 7.1 6b. Private landowners should not be constrained in their ability to change natural landforms, except to the extent that doing so would adversely affect the property of others (or features such as watersheds). • Policy 7.1 7 a) should be amended since a landform is inanimate and is therefore unable to dictate anything.
250: Federated Farmers of New Zealand	<ul style="list-style-type: none"> • Submission seeks that Policy 7.1 be amended by deleting the words "so long as the activities are carried over in a manner which ensures protection of natural systems" and replacing these words with the following: "...and that adverse effects will be avoided, remedied or mitigated in order to achieve sustainable management of rural resources." • Submission seeks that Policy 7.2 specifies that only new subdivision, use and development that is incompatible with the predominant use of the rural zone is to be assessed in accordance with the criteria listed in bullet points 'a) - 'c)' • Submissions seeks that Policy 7.4 be deleted • Seeks amendment to Policy 7.5 as follows: "Plantation forestry will be enabled in the rural environment where adverse effects are avoided, remedied or mitigated. Particular regard shall be had to adverse effects on historic heritage sites, outstanding natural landscapes and features, significant indigenous vegetation and significant habitats of indigenous fauna, and existing network utilities." • Submission seeks that proposed Policy 7.6 is deleted and rewritten to read as follows: • "Recognise that harvesting of plantation forestry is a necessary activity and contributes positively to the economic well being of the district. Harvesting shall be enabled in the rural zone to retain consistency with regional council and central government encouragement of forestry." • Submission seeks that Policy 7.7 is amended to exclude small scale on-farm quarries. • Amend Rule 7A.1.2 standard 1b to read as follows: "within 50 metres of an existing primary residential building on an adjacent property under separate ownership or 10 metres of any legal boundary of any Certificate of Title held under a separate ownership, whichever is greater." • Amend Rule 7A.1.2.2 so formed vehicle access for forestry access is in itself a permitted activity. • Amend Rule 7A.1.3 to remove the area and time limit for harvesting

	<p>plantation forestry.</p> <ul style="list-style-type: none"> • Remove Rule 7A.1.4 standard 4. • Amend Rule 7A.1.5 so that all farm and forestry earthwork are permitted. • Remove Rule 7A.1.8 and manage the district fire risk reduction, readiness and response by the Rural of Fire Authority using its powers under the Forest and Rural Fire Act 1977. • Remove Rule 7A.2.2. • Amend 7A.3.4 to exclude on farm quarries and delete reference to 100m3 volume. • Remove Rule 7A.5.9. • Support and retain rule 7A.1.1 and the default permitted status for activities otherwise not provided.
277: Poultry Industry Association & Egg Producers	<ul style="list-style-type: none"> • Amend Policies 7.2 and 7.3 to replace "highly versatile soils" with "highly versatile land". • Amend Policy 7.4 to include the following additional clause "f) predominance of rural productive activities" as set in the submission. • Remove Policies 7.8 and 7.9. • Add new Policies as follows: "Policy 7.9 Subdivision and development in the rural environment will be managed in a manner that maintains or enhances the rural character, amenity values and landscapes of the Rural Environment whilst providing for primary production activities. Policy 7.9A That the actual and potential adverse effects of conflicting land uses activities, including reverse sensitivity effects, are avoided." • Remove Policy 7.10 or reword as follows "The use of land in the Rural Dunes, Rural Plains, Rural Eco-Hamlet and Rural Hills Zones for urban development or rural residential development will be avoided." • Amend Rule 7A.1.4.6 to replace "habitable building" with "sensitive activity" and replace the "50 metre setback" with "a 300 metre setback" and specify that the setback is from a "building or enclosure containing a lawfully established ..." as set out in the submission. • Add a new Standard to Rule 7A.3.2.1 as follows "...(l) That any new lot intended for residential use contain land located at least 300 metres from the boundary of an existing lawfully established intensive farming activity in separate ownership". • Amend Rule 7A.3.2.5 to read "subdivision shall be for lots with a minimum area of 20 ha or greater where the existing title for the lot was created prior to the notification of this plan. A total of one site of 1 ha may be created per 20 ha". • Amend Rule 7A.3.3 to remove the reference to "including intensive poultry and intensive pig farming". • Amend Rule 7A.3.3.1 to replace the 50 m setback with a 300 m setback and specify that the setback is from a "site boundary (for intensive poultry farming)" rather than "from the nearest habitable building on any adjacent lot" and add "setback from the nearest site boundary for intensive farming" as set out in the submission. • Amend Rule 7A.3.3.2 to replace "measurable" with "offensive or objectionable". • Amend Rule 7A.3.3 to delete Standards 3 and 4. • Amend Rule 7A3 matters of discretion to remove effects of ecology and biodiversity and add to the following two matters: "9. Buildings and structures shall be designed and located to screen the facility from public roads and dwellings on adjacent sites. 10. Shall have adequate effluent disposal systems to dispose of animal

	<p>wastes from intensive farming."</p> <ul style="list-style-type: none"> • Amend Rule 7A.3.1 to add the following matters of discretion: • "In assessing applications for activities which do not meet the minimum setback requirement of Rule 7A.1.4.6 or 7A.1.4.10): Distance between dwelling and intensive farming activity Amenity values Effects on other land use activities, including reverse sensitivity effects Matters in industry codes of practice." • Add new Rule 7A.4 Discretionary Activity for "Intensive farming, including intensive pigs and poultry, in the Water Collection Areas - (Waitohu, Waikanae and Smith's Creek), as shown on the District Planning Maps. • Remove Rule 7A.5.5.
320: Carter Family of Reikorangi	<ul style="list-style-type: none"> • Oppose Rules that have immediate legal effect that differ from the operative District Plan including 7A.2.2, 7A.5.4 and 7A5.9. • Concerned emissions trading scheme was not considered in the rule for planting forests or shelter belts if replanted more than one year after harvesting. • Consider Rules managing harvesting of plantation forestry as a restrictive discretionary or a non-complying activity is ultra vires as it renders the existing forestry "incapable of reasonable use". • Harvesting areas of less than 10 ha in any one calendar year should remain a permitted activity. • Harvesting more than 10 ha should remain a controlled activity regardless of whether it is subject to erosion susceptibility or not. Following a forest fire or massive storm damage over a large area it may be necessary to allow in harvesting of more than 10 ha without obtaining a resource consent. • Add exemption to Rule 7A.1.2.b) requiring 10 m setback of plantation forestry from another property where adjoining property is forestry. Use the forest harvesting technique set out in the proposed • National Environmental Standard for Forestry to mitigate the effects of harvesting on rivers and streams. • Exemption to read as follows: "Exception to Rule 7A.1.2.b in respect of forestry no closer than 10m from legal boundary. Forestry will be permitted closer than 10m where the adjoining property is also in forest." • Consider the Rule requiring some division of land to have an encumbrance prohibiting subdivision is ultra vires. The Subdivision Rule relating to the provision of water supply for firefighting is not the most appropriate response and a more coordinate district response is required that would see the Council being responsible for locating and maintaining rural firefighting water supplies along public roads. • Amend plantation forestry rules so that they are consistent with the proposed National Environmental Standard for Forestry. • Amend Rule 7A.1.5 to delete the words "which is not within the outstanding natural or significant amenity". Amend Standard 1 to include the words "shall not exceed 4 m in width and shall be ancillary to agricultural or horticultural activities on the site". • Add Standard to read: " Earthworks shall not be undertaken: <ol style="list-style-type: none"> a) on slopes of more than 28 degrees b) within 20 metres of a waterbody, including wetlands and coastal water, except cultivation of a field or domestic gardening". • Amend Rule 7A.2 to remove the words "planting" and add the word "within" to d) as set out in the submission. • Delete Rule 7A.5.9. • Oppose provisions that result in subdivision of land with a small area of sensitive natural features becoming non complying. • Oppose the proposal for subdivision restrictions on any new lots created

	<p>including the balance lots.</p> <ul style="list-style-type: none"> Amend Rule 7A.3.2 Standard 1.c) to remove "sensitive and prominent land features including sensitive natural features" and replace with "outstanding natural landscapes, ecological sites and areas of locally indigenous vegetation" and remove Standard 1.g) as set out in the submission. Submission is unclear as to whether dominant ridgelines are to be retained or removed. Amend Standard h) to read "a firefighting water supply shall be identified on the scheme plan that can be utilised by the lots. Compliance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS achieves compliance with this Rule." Delete Standard i). Amendments to this Rule are set out in the submission.
369: Anthony and Anne McEwan	<ul style="list-style-type: none"> Oppose the policies in part 7.1 of the Proposed Plan, and in particular policies 7.1, 7.2, 7.3, 7.5, and 7.6 and the related explanations. Amend Policy 7.1 by deleting the words "so long as the activities are carried out in a manner which ensures protection of natural systems". Oppose Rule 7A.1.5 Standard 2 and amend by removing the 1m maximum cut/fill standard from the rule to provide for tracks ancillary to agricultural/rural lifestyle use. Oppose Rule 7A.3.2. Rural Subdivision and amend by deleting standards c), g), h), i), j) and k) from the rule. Oppose Rule 7A.3.2 and relocate the rule to Rule 7A.2 to enable application of the rule as a controlled activity. Oppose Rules 7A.5.4, .8, and .9, and amend to allow subdivision and plantation forestry (both harvesting and planting) to be assessed as a discretionary activity where they fail to comply with one or more of the preceding standards.
372: Michael and Elizabeth Welch	<ul style="list-style-type: none"> Oppose the policies in part 7.1 of the Proposed Plan, and in particular policies 7.1, 7.2, 7.3, 7.5, and 7.6 and the related explanations. Amend Policy 7.1 by deleting the words "so long as the activities are carried out in a manner which ensures protection of natural systems". Supports (in part) Policy 7.22, but seeks that the Policy be amended by: <ul style="list-style-type: none"> -replacing the word "protection" with the word "maintenance" in bullet point '(a)(i)'; and -inserting the word "significant" between the words "avoid" and "adverse" in bullet point '(b)' -deleting the word "development" from the explanation to the policy because it is not tenable that all matters covered in that definition are completely screened from State Highway 1. There is always going to be driveways, mail boxes, and landscaped areas visible from the State Highway in this area. Oppose Rule 7A.1.5 Standard 2 and amend by removing the 1m maximum cut/fill standard from the rule to provide for tracks ancillary to agricultural/rural use. Oppose Rule 7A.2.4 as it effectively requires a consent in the Paraparaumu North Rural Precinct for anything defined as "development". The rule should be deleted and replaced with a permitted activity rule allowing buildings, structures, and dwellings in the precinct. Oppose Rule 7A.3.2. Rural Subdivision and amend by deleting standards c), g), h), i), j) and k) from the rule. Amend Rule 7A.3.2.4 by adding a new standard so that subdivision in the Paraparaumu North Rural Precinct is not subject to a 20hectare minimum lot size across the subdivision. The same 2hectare average size applying to the Rural Plains lands should apply. The Planning Maps should be amended to extend the Paraparaumu North Rural Precinct to all of the submitter's land (not dissect it). Alternatively the Rural Hills Zone could be removed from the submitter's land and replaced with Rural Plains Zoning. Oppose Rule 7A.3.2 and relocate the rule to Rule 7A.2 to enable application

	<p>of the rule as a controlled activity.</p> <ul style="list-style-type: none"> • Oppose Rules 7A.5.4, .8, and .9, and amend to allow subdivision and plantation forestry (both harvesting and planting) to be assessed as a discretionary activity where they fail to comply with one or more of the preceding standards.
380: Barry, Suzanne and Timothy Mansell	<ul style="list-style-type: none"> • Oppose the policies in part 7.1 of the Proposed Plan, and in particular policies 7.1, 7.2, 7.3, 7.5, and 7.6 and the related explanations. Amend Policy 7.1 by deleting the words "so long as the activities are carried out in a manner which ensures protection of natural systems". • Oppose Rule 7A.1.4 Standard 4 and amend to allow built form to a maximum of 4.5 metres above the top of Dominant Ridgelines (subject to standard). Delete the reference to 1 metre above ridgelines. • Oppose Rule 7A.1.5 Standard 2 and amend by removing the 1m maximum cut/fill standard from the rule to provide for tracks ancillary to agricultural/rural use. • Oppose Rule 7A.3.2. Rural Subdivision and amend by deleting standards c), g), h), i), j) and k) from the rule. • Oppose Rule 7A.3.2 and relocate the rule to Rule 7A.2 to enable application of the rule as a controlled activity. • Oppose Rules 7A.5.4, .8, and .9, and amend to allow subdivision and plantation forestry (both harvesting and planting) to be assessed as a discretionary activity where they fail to comply with one or more of the preceding standards.
403: Chris Rutten and Cavallo Agistment Ltd	<ul style="list-style-type: none"> • Oppose Policies 7.1, 7.2 and 7.3 and seek clarification about how these policies relate to the soils on the submitter's land.
408: USNZ Forestry Group Limited	<ul style="list-style-type: none"> • Oppose the Policies in Part 7.1 of the Proposed Plan, and in particular Policies 7.1, 7.2, 7.3, 7.5, and 7.6 and the related explanations. Amend Policy 7.1 by deleting the words "so long as the activities are carried out in a manner which ensures protection of natural systems". • Oppose Rule 7A.1.4 Standard 4 and amend to allow built form to a maximum of 4.5 metres above the top of Dominant Ridgelines (subject to standard). Delete the reference to 1 metre above ridgelines. • Oppose Rule 7A.1.5 Standard 2 and amend by removing the 1m maximum cut/fill standard from the rule to provide for tracks ancillary to agricultural/rural use. • Oppose Rule 7A.3.2. Rural Subdivision and amend by deleting standards c), g), h), i), j) and k) from the rule. • Oppose Rule 7A.3.2 and relocate the rule to Rule 7A.2 to enable application of the rule as a controlled activity. • Oppose Rules 7A.5.4, .8, and .9, and amend to allow subdivision and plantation forestry (both harvesting and planting) to be assessed as a discretionary activity where they fail to comply with one or more of the preceding standards. • Amend Rule 7A.1.3.1 to allow more than 10ha of production forestry to be harvested in any 12 month period.
411: Land Matters Limited	<ul style="list-style-type: none"> • Oppose Policies 7.1, 7.2, 7.3, 7.5 and 7.6. • Oppose Rules and Standards in section 7.1.2.
414: David Moore	<ul style="list-style-type: none"> • Support recognition of farming as an important activity and allowing farming activities to continue with minimum interference. • Support logging of woodlots/forestry plantation being a permitted activity subject to reasonable controls for environmental protection.

416: Hamish and Leigh Wells	<ul style="list-style-type: none"> • Oppose restriction on second dwellings. Amend or remove Rule 7A.5.7. • Reject the rural provisions in their entirety. • Oppose Policies in part 7.1, in particular Policies 7.1 - 7.6, 7.9 and 7.10 and the related explanations. • Amend Rule 7A.1.4 Standard 4 to allow built form to a maximum of 4.5m above the top of Dominant Ridgelines and delete the reference to 1m above ridgelines. • Amend Rule 7A.1.5 Standard 2 to remove the 1m maximum cut/fill standard from the rule to provide for tracks ancillary to agricultural/rural use. • Remove Rule 7A.3.2 Standards c), g), h), i), j), k). • Amend Rule 7A.3.2 to relocate to Rule 7A.2 to be a controlled activity. • Amend Rules 7A.5.4, 7A.5.7, 7A.5.8, 7A.5.9 to allow a more merits based and flexible approach for subdivision, other service activity (small commercial or industrial), and plantation forestry (both harvesting and planting) should have a fair assessment through a discretionary process, where they fail to comply with one or more of the particular standards.
424: C D Bowie	<ul style="list-style-type: none"> • Oppose Policies 7.1, 7.2, 7.3, 7.5 and 7.6. • Opposes some of the rules and standards in 7.1.2 • Amend Rule 7A.1.4 and Standard 4 to allow built form to a maximum of 4.5m above the top of the Dominant Ridgelines (subject to standards), as shown on the planning Maps. Delete the reference to 1m above ridgelines. • Amend Rule 7A.1.5 Standard 2. to remove the 1m maximum cut/fill standard from the rule to provide for tracks ancillary to agricultural/rural use. • Amend Rule 7A.3.2. to remove standards c), g), h), i), j), and k). • Amend Rule 7A.3.2. by relocating to 7A.2 to enable application of the rule as a controlled activity. • Amend Rules 7A.5.4, 7A.5.8, and 7A.5.9. to be a more merits based and flexible approach. Subdivision, other service activity (small commercial or industrial), and plantation forestry (both harvesting and planting) should have a fair assessment through a discretionary process, where they fail to comply with one or more of the particular standards.
425: Lutz Brothers Limited and C E Lutz	<ul style="list-style-type: none"> • Oppose Policies 7.1, 7.2, 7.3, 7.5 and 7.6 • Oppose some of the rules and standards in 7.1.2 • Amend Rule 7A.1.4 Standard 4 to allow built form to a maximum of 4.5m above the top of Dominant Ridgelines (subject to standards) as shown on the Planning Maps. Delete the reference to 1m above ridgelines. • Amend Rule 7A.1.5 Standard 2 and remove the 1m maximum cut/fill standard from the rule to provide for tracks ancillary to agricultural/rural use. • Amend Rule 7A.3.2 and delete Standards c), g), h), i), j) and k) • Amend Rule 7A.3.2 by relocating to 7A.2 to enable application of the rule as a controlled activity. • Amend Rules 7A.5.4, 7A.5.8, and 7A.5.9 to be a more merits based and flexible approach. Subdivision, other service activity (small commercial or industrial), and plantation forestry (both harvesting and planting) should have a fair assessment through a discretionary process, where they fail to comply with one or more of the particular standards.
480: Kapiti Coast Power Association Inc	<ul style="list-style-type: none"> • Support Policy 7.20 and strongly support maintaining Low Rural Density.
492: Kennott Trust Company Limited &	<ul style="list-style-type: none"> • Oppose Policies 7.1 - 7.3, 7.5, 7.6 and remove or amend to allow a balanced approach to matters relating to the natural environment, ecology and landscape and allow appropriate rural activities, earthworks, and built form. Also opposes consequential Policies 6.2(c) and 6.24.

Kauri Trust	<ul style="list-style-type: none"> Remove Rule 7A.3.8 as it does not give effect to Policy 6.2(c) and 6.24. Oppose some rules in 7.1.2 Amend Rule 7A.1.5 Standard 2 to remove the 1m maximum cut/fill standard from the rule to provide for tracks ancillary to agricultural/rural use. Amend Rule 7A.3.2. to relocate to 7A.2 to enable application of the rule as a controlled activity and remove standards c), g), h), i), j) and k). Amend Rules 7A.5.4, 7A.5.8, 7A.5.9 allow a more merit based and flexible approach. Remove Rule 7A.5.8.
493: Kumototo Nominees Limited and Patone Holdings	<ul style="list-style-type: none"> Oppose Policies 7.1 - 7.3, 7.5, 7.6 and remove or amend to allow a balanced approach to matters relating to the natural environment, ecology and landscape and allow appropriate rural activities, earthworks, and built form. Oppose some rules in 7.1.2 Amend Rule 7A.1.4 Standard 4 to allow built form to a maximum of 4.5m above the top of Dominant Ridgelines (subject to standards) as shown on the Planning Maps and remove the reference to 1m above ridgelines. Amend Rule 7A.1.5 Standard 2 to remove the 1m maximum cut/fill standard from the rule to provide for tracks ancillary to agricultural/rural use. Amend Rule 7A.3.2. to relocate to Rule 7A.2 to enable application of the rule as a controlled activity and remove standards c), g), h), i), j) and k). Amend Rules 7A.5.4, 7A.5.8, 7A.5.9 allow a more merit based and flexible approach.
495: Mahaki Holdings Limited	<ul style="list-style-type: none"> Oppose Policies in Part 7.1, in particular Policies 7.1 - 7.3, 7.5, 7.6. Seek information on how submitter's land has been classed in relation to versatile soils in Policies 7.2 and 7.3. Oppose some rules in 7.1.2 Amend Rule 7A.1.3 Standard 1 to allow more than 10 ha of production forestry to be harvested in any 12 month period. Amend Rule 7A.1.4 Standard 4 to allow built form to a maximum of 4.5m above the top of Dominant Ridgelines (subject to standards) and remove the reference to 1m above ridgelines. Amend Rule 7A.1.5 Standard 2 to remove the 1m maximum cut/fill standard from the rule to provide for tracks ancillary to agricultural/rural use. Amend Rule 7A.2.2 and relocate to permitted activities (subject to appropriate standards and allow more than 10ha of plantation forestry as a permitted activity in rural areas. Amend Rule 7A.3.2. to relocate to 7A.2 to enable application of the rule as a controlled activity and remove standards c), g), h), i), j) and k). Amend Rules 7A.5.4, 7A.5.8, 7A.5.9 allow a more merit based and flexible approach.
500: Ngatotara Farms Limited and Rod Agar	<ul style="list-style-type: none"> Oppose Policies in Part 7.1 of the Plan, in particular, policies 7.1 - 7.3, 7.5, 7.6. Oppose some rules and standards in 7.1.2.
574: Matt O'Sullivan	<ul style="list-style-type: none"> The District Plan needs to allow for reasonable business activity on rural blocks.