

SUBMISSION ON

Proposed Kaipara District Plan

24 June 2025

To: Kaipara District Council

Name of Submitter: Horticulture New Zealand

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OVERVIEW

- 1 Part 1: HortNZ's Role
- 2 Part 2: Submission
- 3 Part 3: Relief Sought

Our submission

Horticulture New Zealand (HortNZ) thanks Kaipara District Council for the opportunity to submit on the proposed district plan and welcomes any opportunity to continue to work with council to discuss our submission.

HortNZ wishes to be heard in support of our submission and would be prepared to consider presenting our submission in a joint case with others making a similar submission at any hearing.

HortNZ could not gain an advantage in trade competition through this submission.

The details of HortNZ's submission and decisions we are seeking are set out in our submission below.

HortNZ's Role

Background to HortNZ

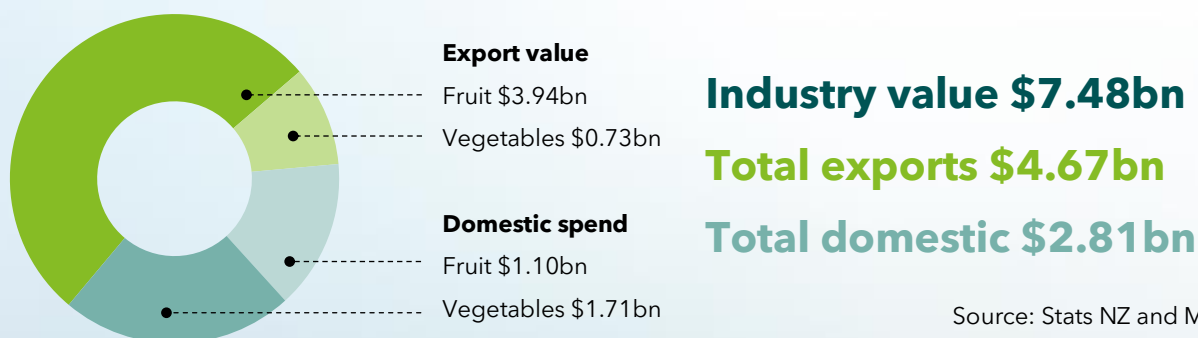
HortNZ represents the interests of approximately 4,500 commercial fruit and vegetable growers in New Zealand who grow around 100 different fruits and vegetables. The horticultural sector provides over 40,000 jobs.

There are approximately 80,000 hectares of land in New Zealand producing fruit and vegetables for domestic consumers and supplying our global trading partners with high quality food.

It is not just the direct economic benefits associated with horticultural production that are important. Horticulture production provides a platform for long term prosperity for communities, supports the growth of knowledge-intensive agri-tech and suppliers along the supply chain, and plays a key role in helping to achieve New Zealand's climate change objectives.

The horticulture sector plays an important role in food security for New Zealanders. Over 80% of vegetables grown are for the domestic market and many varieties of fruits are grown to serve the domestic market.

HortNZ's purpose is to create an enduring environment where growers prosper. This is done through enabling, promoting and advocating for growers in New Zealand.



HortNZ's Resource Management Act 1991 Involvement

On behalf of its grower members HortNZ takes a detailed involvement in resource management planning processes around New Zealand. HortNZ works to raise growers' awareness of the Resource Management Act 1991 (RMA) to ensure effective grower involvement under the Act.



Submission

1. Horticulture in Kaipara

Horticulture is a cornerstone of the Kaipara District's economy, playing a vital role in local employment, domestic food production, and regional economic resilience. The district benefits from a warm climate, fertile soils, and close proximity to major markets - conditions that are ideal for a range of crops to flourish.

Kūmara Production

Kaipara is nationally recognised as New Zealand's leading kūmara growing region with the crop holding both food and cultural significance.

- The areas surrounding Dargaville and Ruawai form the heart of New Zealand's kūmara industry
- The fertile alluvial soils of the Northern Wairoa floodplain provide optimal conditions for kūmara cultivation
- Programmes such as the Kaipara Moana Remediation initiative are supporting growers to implement sustainable land management practices, including fencing and native planting, to reduce sediment runoff and improve waterway health.

Avocado Expansion

Avocado production is expanding across the district, driven in part by improved water infrastructure and iwi-led initiatives.

- Avocado orchards are dispersed throughout Kaipara, with increasing investment in recent years
- Te Uri o Hau has launched an avocado development on the Pouto Peninsula near Te Kopuru, beginning with 27 hectares and more than 3,500 trees. The project is designed to generate employment and enhance the economic well-being of hapū
- The Kaipara Water Scheme, centred around the Te Waihekeora reservoir - a 3.3 million cubic metre natural basin located 75 metres above sea level on Redhill - is a major enabler of future horticultural expansion. The reservoir is expected to support up to 1,100 hectares of new horticultural land, of which approximately 90% is anticipated to be planted in avocados.

2. Proposed Kaipara District Plan

2.1. Summary of decisions sought by HortNZ

HortNZ supports a planning framework that recognises and enables the ongoing use of rural land for productive purposes while managing environmental and natural hazard risks in a practical and proportionate manner. To ensure that the Proposed Kaipara District Plan

achieves these outcomes, HortNZ seeks the following specific amendments and policy directions (the full relief sought is set out in the table under part three):

- **Restrict the Establishment of Sensitive Activities in the General Rural Zone**
Sensitive activities—including subdivision, educational facilities, healthcare services, and communal living—should not be permitted in rural production zones unless a clear functional or operational need for a rural location is demonstrated
- **Strengthen and Clarify Definitions to Support Rule Implementation**
The plan should include clear and unambiguous definitions to support effective application and interpretation of rules
- **Enable Practical On-Farm Fertiliser Storage**
Amendments are needed to allow for longer-term on-farm fertiliser storage, consistent with recognised good agricultural practice
- **Increase Permitted Earthwork Thresholds in Flood Hazard Areas for Primary Production**
The current thresholds for earthworks in flood-prone areas are too low to accommodate routine rural activities such as drain maintenance, soil mounding, or minor land contouring
- **Incorporate Provisions that Acknowledge Owner-Accepted Risk in Flood Zones**
Where landowners understand and accept the natural hazard risks associated with their property—particularly in relation to non-sensitive, seasonal-use buildings used for storage—this acceptance should be reflected in more enabling planning provisions.

These amendments are necessary to ensure that the plan supports the continued viability of horticulture and rural production in the Kaipara district while appropriately managing environmental outcomes and natural hazard risks. HortNZ welcomes the opportunity to continue working with council to ensure that planning provisions are both practical and future focused.

2.2. Restriction of sensitive activities in the general rural zone

The proposed plan allows for a range of sensitive activities, including residential subdivision, communal living, education, and health facilities, to establish in the General Rural Zone (GRUZ). This approach is inconsistent with the purpose of the GRUZ as defined in the National Planning Standards:

“Areas used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.”

The GRUZ is intended to prioritise primary production however the increasing trend toward rural fragmentation, driven by lifestyle subdivision and the attraction of rural areas for new or expanded sensitive land uses, places pressure on the productive function of rural land. Even low-intensity or small-scale sensitive activities can generate complaints or constraints that interfere with the normal and reasonable operation of horticulture and other rural activities.

Reverse sensitivity is a significant risk in this context. It arises where new sensitive activities locate near established rural production, and then seek to limit, oppose, or restrict typical operations such as spraying, harvesting, odour or noise generating activities. These conflicts

can result in loss of productivity, increased compliance costs, and reduced certainty for growers.

To protect the long-term viability of primary production, the plan must include appropriate controls on the establishment, design, and location of new sensitive activities. This includes ensuring that such activities are:

- Avoided where possible within productive rural areas; and
- Where not avoided, are appropriately mitigated.

HortNZ submits that a 30-metre setback between sensitive activities and primary production should be introduced as a permitted baseline. This setback provides a practical buffer to help reduce the risk of reverse sensitivity effects and support the continued operation of horticultural activities.

Furthermore, subdivision, communal living (excluding papakāinga), educational facilities, retirement and health facilities do not have a demonstrated functional or operational need to be located within productive rural zones. Their inclusion undermines the intent of the zone and is contrary to the National Policy Statement for Highly Productive Land (NPSHPL), particularly:

- Clause 3.8, which requires that subdivision and land use be avoided on highly productive land unless there is a functional need and no other practicable alternative location, and
- Clause 3.9, which requires territorial authorities to manage reverse sensitivity effects on primary production from new non-rural activities.

HortNZ recommends that these activities be subject to a restricted discretionary or non-complying activity status unless a functional need for a rural location can be demonstrated and reverse sensitivity can be appropriately mitigated.

2.3. Definitions to support rules

Horticulture New Zealand sought the inclusion of several definitions in the Plan to ensure that horticultural activities are clearly provided for and appropriately managed under the planning framework. These definitions are essential to reduce ambiguity, support consistent rule interpretation, and reflect the operational realities of modern horticulture.

Table one: Definitions HortNZ sought in draft district plan

Definition	Reason
Ancillary rural earthworks	The National Planning Standards definition of "earthworks" excludes ancillary rural earthworks, yet no local definition has been proposed to fill this gap. HortNZ seeks the inclusion of a definition to recognise routine earthworks associated with normal agricultural and horticultural practices—such as drain maintenance, land contouring, and soil preparation—so they

	are not inadvertently captured by broader earthwork rules.
Seasonal worker accommodation	Seasonal worker accommodation is widely used by kūmara growers across the Kaipara District. It is an essential component of labour supply and operational continuity during peak harvest and planting periods. A clear definition is needed to distinguish this activity from general residential or visitor accommodation and to ensure it is appropriately provided for in the rural environment.
Greenhouse	Greenhouses are an increasingly common method of production in the horticultural sector, enabling controlled environment growing systems that improve productivity and resilience. A definition is necessary to distinguish greenhouses from other building types.
Shelterbelt	Shelterbelts play a vital role in horticultural systems—particularly for crops like avocados—by providing wind protection and reducing spray drift.

Including these definitions will improve the plan's clarity, workability, and alignment with established horticultural practice, ensuring that the planning framework appropriately enables the economic and operational needs of the sector.

2.4. Provisions to allow longer fertiliser storage

The Plan permits the use and storage of fertiliser in the GRUZ but includes a restriction that fertiliser must not be stored on-site for more than 28 days within any 12-month period. HortNZ submits that this rule is unnecessarily restrictive, does not reflect standard rural practice, and is inconsistent with industry-recognised good management standards.

In practice, growers commonly purchase fertiliser in bulk and store it on-site for extended periods, applying it progressively throughout the season in accordance with crop requirements, weather conditions, and nutrient management plans. This approach is cost-effective, reduces transport emissions, and enables timely and efficient fertiliser use.

Imposing a 28-day storage limit introduces an unnecessary operational and compliance burden on growers and may lead to perverse outcomes, such as increased vehicle movements or inappropriate off-site storage. There is no evidence that longer-term storage—when appropriately managed—poses significant environmental or health risks that justify this constraint.

Importantly, internationally recognised assurance programmes, including NZGAP and GLOBALG.A.P., do not restrict the duration of fertiliser storage. Instead, they focus on ensuring fertilisers are:

- Stored securely and protected from weather to avoid leaching or runoff
- Segregated from other inputs to prevent contamination
- Located away from sensitive environments (e.g., waterways or food handling areas)
- Managed in accordance with spill response and recordkeeping protocols.

These standards reflect a risk-based approach to fertiliser storage that protects environmental values without unduly compromising on-farm efficiency. HortNZ requests that the rule restricting fertiliser storage to a maximum of 28 days per 12-month period be deleted or amended.

2.5. Earthworks in flood and hazard zones

The Plan permits earthworks within coastal erosion hazard areas, coastal flood hazard areas, and river flood hazard areas, subject to restrictive thresholds:

- High-Risk Hazard Areas: Up to 50m² in area or 50m³ in volume per 12-month period
- Coastal or River Flood Hazard Areas: Up to 100m² in area per 12-month period.

While these controls are intended to minimise hazard exposure and manage sedimentation risk, they present serious practical challenges for productive rural land uses—particularly for kūmara growers and others operating in low-lying areas adjacent to the Northern Wairoa River.

Growers have expressed concern that the thresholds are too low to allow for routine and essential maintenance. For example, many kūmara growers regularly clear on-farm drainage networks such as surface drains and contour drains to manage water flow and avoid waterlogging during heavy rainfall events. These drainage systems are critical to preventing localised flooding and crop loss. Even relatively minor maintenance tasks can easily exceed the permitted thresholds of 50m² or 100m² of earthworks.

Expecting growers to obtain resource consent for routine drain cleaning or minor contouring creates unnecessary compliance costs and delays, and risks discouraging proactive flood management. This could lead to worse environmental outcomes in the long run, including avoidable flood events, soil erosion, and sedimentation into waterways.

Additionally, the term “High-Risk Hazard Area” is not clearly defined in the plan, creating confusion as to when the stricter thresholds apply. Without a clear and spatially referenced definition, this introduces ambiguity for landowners, compliance officers, and plan users.

2.6. River Flood Zone

Most, if not all of the kūmara production is concentrated in areas adjacent to the Northern Wairoa River, within the river flood zone. These flat, fertile alluvial plains provide ideal conditions for kūmara cultivation. The rich topsoil, underlain by a shallow clay layer, enables uniform root development and contributes to the high quality and consistency of the crop.

However, this productive land is also susceptible to periodic flooding and waterlogging. These natural hazard risks—particularly in the context of climate change and increasing rainfall variability—pose significant threats to crop yields, soil stability, and long-term production. Flooding in these areas can result in total crop loss, root rot, fungal disease outbreaks, and erosion of valuable topsoil. The vulnerability of kūmara to waterlogging means that flood resilience must be a core consideration in land use planning, infrastructure design, and climate adaptation strategies affecting this area.

Growers in the floodplain have developed a range of risk management practices to mitigate these threats. These include soil mounding to elevate crop rows above saturation level, the use of surface drainage systems, and riparian planting to stabilise riverbanks and minimise sediment runoff. These efforts are increasingly supported through initiatives like the Kaipara Moana Remediation Programme, which funds on-farm interventions to improve freshwater health and reduce sediment loss into the Kaipara Harbour.

Despite these efforts, further recognition is needed at the policy level to ensure that rural production areas adjacent to river corridors are supported through pragmatic infrastructure planning and proportionate regulatory settings. The proposed plan introduces a framework that identifies high-risk flood hazard areas—specifically those subject to a 1 in 10-year Annual Recurrence Interval (ARI) event. While horticultural land uses are not prohibited within these areas, associated infrastructure is subject to increasingly stringent controls.

For example, buildings located within the floodplain are commonly used to store kūmara post-harvest. These are generally low-occupancy, non-sensitive buildings that are only in active use for a short period each year. In contrast, machinery and operational buildings are typically located outside of the flood zone. Feedback from kūmara growers during consultation on the proposed plan made it clear that restrictive rules on the construction or alteration of low-use buildings are not supported. There is a strong view that where flood risk is well understood and accepted by landowners, the responsibility for managing that risk should lie with the property owner.

A specific example of where the proposed rules appear overly rigid and impractical is Rule NH-R2 – Additions and Alterations to Existing Buildings within a River Flood Hazard Area. The rule states:

“For buildings not containing sensitive activities:

(1)(c) The addition/alteration must have a minimum finished floor level of 300mm above the maximum water level in a 1 in 100-year flood event.”

This requirement is problematic. Existing buildings already meet the Building Act's requirements for minimum finished floor level, and this rule would mandate that any alteration or extension be elevated to a level 300mm above a modelled 1-in-100-year flood height. The challenge lies in the fact that the maximum water level in a 1-in-100-year flood is highly location-specific and can vary from less than 1 metre to well over 8 metres, depending on catchment dynamics, local topography, and river characteristics.

For non-habitable, low-use storage buildings, enforcing such elevation requirements may necessitate costly and impractical modifications, including high ramps or raised platforms, which are disproportionate to the nature and use of the structure. This level of intervention

is not justified where the building is not a sensitive activity and is used infrequently. A more flexible approach—based on function, occupancy, and risk acceptance—would better reflect both the economic realities of rural production and the resilience already demonstrated by growers operating in these areas.

We recommend amending Rule NH-R2 to provide an exemption or alternative pathway for flood tolerant seasonal-use agricultural buildings where the owner accepts the risk, and where the structure does not contribute to off-site flood impacts or hazards. Artificial crop protection structures and crop support structures are flood tolerant structures that should also be excluded.

3. Conclusion

Horticulture is a cornerstone of the Kaipara district's rural economy, providing significant contributions to local employment, food supply, and the resilience of regional communities. The district's unique combination of fertile soils, favourable climate, and access to infrastructure such as the Kaipara Water Scheme provides an exceptional foundation for continued growth and diversification in the horticultural sector—particularly in kūmara and avocado production.

As currently drafted, several provisions create unnecessary constraints on rural productivity. Rules relating to fertiliser storage, earthworks in flood-prone areas, and the use of low-occupancy rural buildings impose impractical requirements that do not align with the day-to-day realities of horticultural production or recognised good agricultural practice.

Equally concerning is the lack of strong protections against reverse sensitivity in the GRUZ. The encroachment of sensitive activities such as subdivision, education, and communal living risks undermining the functional integrity of rural production areas, in direct conflict with the intent of the National Planning Standards and the requirements of the NPSHPL.

HortNZ seeks a planning framework that recognises the importance of horticulture as a productive and sustainable land use and ensures that plan provisions are enabling, responsive, and proportionate to risk. We welcome the opportunity to work with council to refine the plan so that it provides both regulatory certainty and the flexibility needed to support ongoing rural productivity and environmental stewardship in the Kaipara district.

Submission on Proposed Kaipara District Plan

Without limiting the generality of the above, HortNZ seeks the following decisions on the proposed plan as set out below, or alternative amendments to address the substance of the concerns raised in this submission and any consequential amendments required to address the concerns raised in this submission.

Additions are indicated by bolded underline, and deletions by strikethrough text.

Provision	Support/ oppose	Reason	Decision sought
Definitions			
New definition - <u>Ancillary rural earthworks</u>	<ul style="list-style-type: none"> New definition sought 	<p>There is a need to provide for 'day-to-day' activities that are integral to productive land use in the rural zone.</p> <p>In HortNZ's experience, providing a definition for ancillary rural earthworks and a clear rule framework is an efficient approach.</p> <p>Cultivation (gardening, and the disturbance of land for the installation of fence posts) are excluded from the definition of Earthworks, however there are other activities which HortNZ seeks to provide for.</p>	<p>Amend to include a definition of 'ancillary rural earthworks'</p> <p><u>Ancillary rural earthworks means earthworks associated with normal agricultural and horticultural practices, such as:</u></p> <p><u>Ancillary rural earthworks means any earthworks associated with the maintenance and construction of facilities typically associated with rural production activities, including, but not limited to, farm tracks or roads (up to 6m wide), landings, stock races, silage pits, farm drains, farm effluent ponds, feeding pads, fencing, erosion and sediment control measures, and burying of material infected by unwanted organisms (as declared by Ministry for Primary Industries Chief</u></p>

			<p><u>Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993).</u></p> <p>Note: For clarity, it is noted that cultivation is not 'defined as earthworks.</p>
New definition - <u>Artificial crop protection structures</u>	New definition	These structures are commonly used in horticulture to protect crops from adverse weather conditions and reduce chemical spray drift. A specific definition will ensure that rules are tailored to their temporary or semi-permanent nature, rather than treating them as permanent buildings.	<p>Include a definition for artificial crop protection structures</p> <p><u>means structures with material used to protect crops and/or enhance growth (excluding greenhouses). Artificial crop protection structures are not buildings.</u></p>
New definition - <u>Greenhouse</u>	New definition	A definition should be included for greenhouses to support diversification to alternative growing methods	<p>Include a definition for greenhouses</p> <p><u>means a structure enclosed by glass or other transparent material and used for the cultivation or protection of plants in a controlled environment but excludes artificial crop protection structures</u></p>
New definition - <u>Reverse sensitivity</u>	New definition	The RPS for Northland includes a definition for reverse sensitivity that should be included in the Plan.	<p>Include a new definition for reverse sensitivity</p> <p><u>means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained</u></p>

New definition- <u>Seasonal worker accommodation</u>	New definition	Include a definition for seasonal worker accommodation as it is distinct from visitor accommodation.	Insert new definition as follows: <u>means the use of land and buildings for the sole purpose of accommodating the short-term labour requirement of a farming activity, rural industry or post-harvest facility.</u>
New definition - <u>Shelterbelt</u>	New definition	Shelterbelts can also be used to mitigate potential spray drift from agrichemical use (refer to effective shelter definition in Northland Regional Plan)	Include a definition for shelterbelts <u>means trees or vegetation planted primarily to provide shelter for stock or to mitigate potential spray drift from agrichemical applications or for other agricultural or horticultural purposes but excluding amenity tree planting and plantation forestry.</u>
New definition - <u>Flood tolerant horticultural buildings and structures</u>	New definition	Provide an exemption for or alternative pathway for non-sensitive, Artificial Crop Protection Structures and Crop Support Structures and seasonal-use agricultural buildings and structures where the owner accepts the risk, and where the structure does not contribute to off-site flood impacts or hazards.	Insert new definition as follows: <u>means seasonal-use agricultural buildings and structures, artificial crop protection structures and crop support structures.</u>
Earthworks	Support	The definition is consistent with the National Planning Standards	Retain
Farming	Oppose	HortNZ does not support the use of the term farming for	Delete definition

		horticultural primary production activities. Farming activities are covered under primary production activities	
Hazardous facility	Oppose	<p>HortNZ opposes the definition of hazardous facility that includes vehicles for the transport of hazardous substances located at a facility which would make a whole farm or rural property a hazardous facility</p> <p>The focus should be on high-risk facilities. HortNZ seeks that definition of hazardous facility be deleted and replaced with a definition of significant hazardous facility based in the HSWA regulations.</p>	<p>Delete definition of hazardous facility and replace with a definition of significant hazardous facility</p> <p><u>Any facility deemed a Major Hazardous Facility under the Health and Safety at Work Major Hazardous Facilities Regulations 2016</u></p>
Primary production	Support	Has the same meaning as the National planning Standards	Retain
Rural produce stall	Support	Allows for produce grown or produced on multiple sites. Growers may have several 'sites' as defined in the plan, on which they grow produce.	Retain

Sensitive activity	Support in part	Ensure all sensitive activities are included	Amend to include <u>Community facilities</u> <u>Recreational facilities</u> <u>Rural tourism activity</u> <u>Camping grounds</u> <u>House of worship</u>
District Wide Matters Strategic Direction			
SD-VK-03 Primary production and protection of highly productive land	Support in part	Primary production and protection of highly productive land is supported as critical to the area in terms of economic prosperity Support policy recognition of food security and the plan should also identify the district as key area for the production of kūmara being a nationally significant crop.	Add new <u>3. The land and resources that contribute to the production of the nationally significant Kūmara crop is protected from inappropriate subdivision, use and development.</u>
SD-VK-04 Rural Lifestyle	Support	Ensures a clear separation between rural production and lifestyle zones	Retain

SD-VK-06 Reverse Sensitivity	Support in part	HortNZ support specific provision for reverse sensitivity as part of the Strategic Directions, however, seek the objective be strengthened to align with the direction provided in the Northland Regional Policy Statement (e.g. Policy 5.1.3).	Amend Reverse sensitivity effects between incompatible activities and zones are avoided where practicable, or otherwise mitigated. <u>Manage the establishment, design and location of new sensitive activities and other non-productive activities in the General Rural zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.</u>
Transport			
Trans-S1 Traffic Generation	Oppose in part	<p>The 60 one-way trip threshold does not account for peak seasonal activity associated with horticulture.</p> <p>During harvest or planting periods, vehicle movements can exceed this limit, particularly for:</p> <ul style="list-style-type: none"> • Produce transport (e.g., trucks collecting kūmara or avocados) • Seasonal worker vans • Contractors (spraying, irrigation, fencing, etc.) • Machinery movement (tractors, forklifts, etc.) 	<p>Amend</p> <p>a. 60 daily one way movements for General rural zone and Māori purpose zone;</p> <p>Or 60 150 daily one way movements for General rural zone and Māori purpose zone</p>

		<p>These fluctuations are temporary and do not represent adverse or permanent traffic effects.</p> <p>The GRUZ is intended to provide for a wide range of rural production activities, including support activities like:</p> <ul style="list-style-type: none"> • Worker accommodation • Post-harvest processing • Transport and logistics <p>Imposing low traffic thresholds undermines the efficiency and viability of such operations.</p>	
Trans-S2 On site queuing space	Oppose in part	<p>The rule assumes urban-style parking layouts, which don't reflect how rural land is used. Many horticultural sites don't formally mark out carparks—they use unpaved areas or grassed verges for worker or contractor parking.</p>	<p>Amend</p> <p>a. On-site queuing space must be provided where 6-30 inclusive parking, loading and / or standing spaces combined are provided on-site <u>except where parking and access arrangements are seasonal or temporary in nature.</u></p>
		<p>The proposed parking standards are designed for urban or industrial developments, and do not reflect the operational</p>	<p>Amend to include</p>

		<p>realities of rural production and horticulture. As currently written, the rule will result in unintended compliance burdens, restrict flexibility, and risk undermining productive land use in rural zones.</p> <p>The rule requires carparks to be formed and maintained to prevent vehicles carrying dust/mud onto roads.</p> <p>While this may be appropriate for urban areas, it's not suitable for primary production where worker and machinery parking areas are often gravel-based or unpaved.</p>	<p><u>The above carparking standards do not apply to sites used for primary production activities where parking is informal, seasonal, or does not generate adverse effects on road safety, dust nuisance, or stormwater discharge.</u></p>
<p>Trans-S5 On-site loading</p>	<p>Oppose in part</p>	<p>Many rural horticultural sites already use gravel yards, informal loading pads, and side-access areas.</p> <p>These are fit-for-purpose and do not pose risks to traffic safety or environmental effects.</p> <p>Horticulture freight peaks during harvest and planting seasons.</p> <p>The rule assumes constant commercial use, which is not</p>	<p>Amend</p> <p><u>Where the functional requirements of a primary production activity differ from the prescribed standards, alternative layouts, dimensions, or surfacing may be used provided that they:</u> <u>(i) Do not pose a traffic safety risk;</u> <u>(ii) Prevent material discharge onto public roads;</u> <u>(iii) Do not result in adverse environmental effects."</u></p>

		aligned with rural production cycles.	
Tran-Table 1	Oppose in part	<p>Primary production is not always reliant on the soil resources of the land. Many fruit and vegetables are grown in greenhouses or hydroponically</p> <p>Transport rules assume commercial and/or industrial activity and do not take into account rural environments</p>	<p>Amend</p> <p>Land based primary production</p> <p>No specific intensity factor provided. Each activity must demonstrate compliance with the limits of the subject zoning (i.e. 60 movements per site in the General rural zone).</p>
Tran-Table 3	Oppose in part	<p>Primary production is not always reliant on the soil resources of the land. Many fruit and vegetables are grown in greenhouses or hydroponically</p>	<p>Amend</p> <p>Land based primary production</p>
Hazards and Risks			
Hazardous Substances			
HS-02 New sensitive activities	Support	Reverse sensitivity protections are applied which is supported	Retain
HS-R3 Fertiliser storage	Oppose in part	Growers buy fertiliser in bulk and store and use as required.	<p>Amend</p> <p>Delete c or add</p>

		Restricting this practice does not reflect standard rural practice and is inconsistent with industry-recognised good management standards.	<u>Fertilisers may be stored on-site provided they are contained in a secure, weatherproof structure or location that prevents leaching, runoff, or contamination of water bodies, and are managed in accordance with best practice environmental standards.</u>
Natural Hazards			
NH-P1 Use best available information in managing natural hazards	Support	This approach ensures that land use decisions are grounded in up-to-date, scientifically robust data and reflect current understanding of hazard risks.	Retain
NH-P2 Recognise that not all natural hazards are known and mapped	Support	Not all natural hazards are currently known or mapped, as this reflects a realistic understanding of the limitations in hazard data and modelling	Retain
NH-P3 Avoid locating sensitive activities in areas of high hazard risk	Support	Ensures that sensitive activities are appropriately located	Retain
NH-P6	Support in part	Supports the policy direction to manage subdivision and sensitive development in flood-prone areas	Amend

		However, HortNZ seeks amendments to ensure non-sensitive, seasonal rural buildings are not over-regulated	<p>Manage new subdivision, land use and development to avoid or mitigate the risks of flood hazards by requiring:</p> <p>3. Within a River Flood Hazard Area:</p> <p>b. New commercial and industrial buildings to have a minimum freeboard of at least 300mm above the 1 in 100-year flood event or alternatively are designed and constructed so they will be resilient to flood hazards having regard to matters including the frequency, depth and velocity of flood waters; <u>This does not include non-sensitive horticultural buildings and structures</u></p>
NH-P7 Manage subdivision and development in coastal erosion hazard areas and coastal flood hazard areas	Support in part	Rules should allow for non-sensitive horticultural structures (e.g. storage sheds, irrigation pump stations, bunds) to be located within Coastal Flood or Erosion Hazard Areas if no off-site effects or sensitive activities are involved and the risk is accepted by the owner.	<p>Amend</p> <p>2. New buildings and building platforms <u>(excluding non-sensitive horticultural buildings and structures)</u> located within the spatial extent of a Coastal Erosion Hazard Area and Coastal Flood Hazard Area are designed and constructed so that:</p> <p>a. The building platform height is set above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise);</p> <p>b. The building platform is located and engineered to protect against erosion;</p>

			<ul style="list-style-type: none"> c. The finished floor level of any building accommodating a sensitive activity is at least 500mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise); and d. The finished floor level of any building for commercial or community use is at least 300mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise).
NH-P12 Limit new constructed natural hazard protection structures	Support in part	Focus on risk-based planning and avoiding unintended environmental consequences	Retain
NH-P13 Enable the maintenance and repair of flood management schemes	Support	Enabling the repair, maintenance, and development of regional and district council flood management schemes is essential for safeguarding people, property, productive land, and infrastructure from increasing flood risks.	Retain
NH-R1 New structures (not including buildings or infrastructure) and additions and alterations to existing structures(not including	Support	Many rural and horticultural properties rely on small, low-occupancy structures (e.g. pump sheds, tool storage, seasonal shelters) located near water	Retain

buildings or infrastructure) in a river flood hazard		sources or within low-lying land. These structures are essential for day-to-day operations and often have limited exposure to human risk.	
NH-R2 Additions and alterations to an existing building within a river flood hazard area	Oppose in part	<p>Clauses b, c, and d in the rule appear to address different types of buildings, but when applied together in the context of a single addition or alteration, they create confusion, overlap, and potential unintended consequences for horticulture.</p> <p>Let's say a kūmara grower wants to alter an existing on-site storage shed in the GRUZ, within a High-Risk River Flood Hazard Area. That shed is:</p> <ul style="list-style-type: none"> • Accessory to primary production (clause b applies), • Not used for sensitive activities (clause c applies), • Under 110m² after the alteration. <p>However:</p> <ul style="list-style-type: none"> • Clause b would allow the alteration <i>if</i> it remains under 110m². 	<p>Amend to include</p> <p><u>Accessory buildings used for rural production (non-sensitive use, e.g. storage, pump sheds):</u></p> <p><u>a. Permitted if located in the General Rural Zone, Māori Purpose Zone, or Rural Lifestyle Zone, and</u></p> <p><u>b. The resulting gross floor area does not exceed 150 m²; and</u></p> <p><u>c. The building is unoccupied or used for seasonal, non-sensitive purposes; and</u></p> <p><u>d. The landowner accepts responsibility for flood risk.</u></p> <p><u>(No floor level requirement applied.)</u></p>

- Clause c would require the *floor level be raised* 300mm above the 1-in-100-year flood level even if it's the same shed.
- If the floor level can't be raised practically (common in rural floodplains), the addition may not comply—despite clause b allowing it based on size.

This makes compliance unclear and difficult to implement.

Accessory buildings used for seasonal storage (e.g. for kūmara, tools, or bins) are non-sensitive, low-use structures.

Requiring flood modelling and raised floor levels under clause c (or outright prohibition under d for sensitive uses) may be costly, impractical, or unjustified, especially if growers are willing to accept the risk.

Many existing rural buildings in flood-prone areas are retrofitted over time, rather than replaced entirely.

These rules would penalise minor improvements or functional extensions (e.g. installing ventilation, adding

		covered space) if the building can't be raised or if the addition pushes it just above the 110m ² threshold.	
NH-R3 New accessory buildings in a river flood hazard area	Oppose in part	<p>Accessory buildings used for seasonal storage (e.g. for kūmara, tools, or bins) are non-sensitive, low-use structures.</p> <p>Requiring flood modelling and raised floor levels may be costly, impractical, or unjustified, especially if growers are willing to accept the risk.</p> <p>Many existing rural buildings in flood-prone areas are retrofitted over time, rather than replaced entirely.</p> <p>These rules would penalise minor improvements or functional extensions (e.g. installing ventilation, adding covered space) if the building can't be raised or if the addition pushes it just above the 110m² threshold.</p>	<p>Amend to include</p> <p><u>Accessory buildings used for rural production (non-sensitive use, e.g. storage, pump sheds):</u></p> <p><u>a. Permitted if located in the General Rural Zone, Māori Purpose Zone, or Rural Lifestyle Zone, and</u></p> <p><u>b. The resulting gross floor area does not exceed 150 m²; and</u></p> <p><u>c. The building is unoccupied or used for seasonal, non-sensitive purposes; and</u></p> <p><u>d. The landowner accepts responsibility for flood risk.</u></p> <p><u>(No floor level requirement applied.)</u></p>

NH-R4 New buildings (other than accessory buildings) in a river flood hazard area	Oppose	Fails to reflect the low risk of non-sensitive rural buildings	Amend <u>to include a PER or CON activity pathway for non-sensitive, unoccupied rural buildings used for primary production, subject to:</u> <ul style="list-style-type: none"> • <u>Size limits</u> • <u>No adverse off-site flood effects;</u> • <u>Owner acceptance of risk.</u>
NH-R5 New structures (not including buildings or infrastructure) and additions and alterations to existing structures (not including buildings or infrastructure) in a coastal erosion hazard area or coastal flood hazard area	Oppose in part	The current definition risks unintentionally capturing horticultural support structures—like bunds, mounded planting rows, shelterbelts, or drainage stopbanks—as "hazard protection structures" if they reduce flood or erosion risk. These are not designed to protect activities like dwellings but are a normal part of productive land use.	Amend to include <u>Where a structure is used for non-sensitive primary production activities and the landowner accepts the risk of natural hazard exposure, the activity shall be permitted</u>
NH-R8 New buildings (other than accessory buildings) in a coastal erosion hazard area or coastal flood hazard area	Support	NH-R4 requires a consent for new buildings in the river flood zone however NH-R8 requires no consent for the coastal flood zone. HortNZ supports a PER activity status with appropriate mitigations to avoid inundation	Retain

NH-R9 Maintenance and repair of an existing hazard protection structure	Support in part	Maintenance or repair may require the dimension of existing structure to be altered (not significantly).	Amend a. There is no change in the location or significant dimensions of the hazard protection structure.
NH-R10 New hazard protection structures and upgrading and extensions of existing hazard protection structures	Oppose in part	Growers often identify and respond to localised flood, erosion, or drainage risks quickly. Permitting hazard protection structures enables timely, cost-effective action—preventing damage rather than reacting to it.	Change activity status to PER
NH-R11 Earthworks within a coastal erosion hazard area, coastal flood hazard area or river flood hazard area		<p>The area limits are inadequate for standard maintenance and land management tasks carried out by growers, particularly drain cleaning and maintenance and soil mounding or contouring (common in crop rows to avoid waterlogging)</p> <p>The High-Risk Hazard Area is not defined in the plan</p>	<p>Amend</p> <p>Earthworks within a coastal erosion hazard area, coastal flood hazard area or river flood hazard area</p> <p>All zones</p> <p>Activity status: Permitted</p> <p>Where:</p> <p>The area of earthworks does not exceed: 50m² or volume of 50m³ in a High-Risk Hazard Area; or</p>

			<p>100m² in the Coastal Flood or River Flood Hazard Area in any 12 month period; <u>or</u></p> <p><u>1,000m² or 500m³ within any 12-month period for earthworks associated with rural production activities, including:</u></p> <ul style="list-style-type: none"> • <u>Drain maintenance and clearing</u> • <u>Soil contouring, mounding, or crop bed preparation</u> • <u>Formation and maintenance of farm access tracks</u> • <u>Erosion or sediment control earthworks"</u>
Infrastructure			
INF-02	Support		Retain
INF-03	Support	The focus should be on new subdivision, use or development which is supported	Retain
INF-P4 Recognising the benefits of, and providing for infrastructure	Support	Recognises advancements in innovation and technology	Retain
INF-P6 Managing adverse effects of infrastructure	Support		Retain

INF-P10 Development and upgrading of the National Grid	Support in part	The policy currently only considers effects on land uses in urban areas, there may also be significant impacts on the ability to productively use rural land.	Amend Provide for the development of the National Grid, while: <u>x. In rural areas, avoiding, remedying or mitigating effects on existing land use or the ability to use highly productive land</u>
INF-R9 Any infrastructure not specifically provided for as a permitted controlled, restricted discretionary, discretionary or non-complying activity	Support		Retain
INF-R45	Support in part	The Northland Regional Pest Management plan lists pests which restricts a PER activity response to only those listed	Amend d. To remove pest species in accordance with any approved pest management plan or biosecurity operational plan; <u>d. clearance for the control pests for biosecurity reasons and the removal or burial, of material infected by unwanted organisms as a response to directions of a person authorised under the Biosecurity Act 1993</u>

INF-R47 Activities and structures within close proximity to the National Grid	Support	Is in line with the MoU HortNZ has with Transpower	Retain
INF-R49 Earthworks, vertical holes or land disturbance within the National Grid Yard	Support	Allows for horticulture structures to be exempt from depth rules and is in line with the MoU HortNZ has with Transpower	Retain
Ecosystems and Indigenous Biodiversity			
ECO-R1 Indigenous vegetation clearance and any associated land disturbance for specified activities	Support in part	While the rule provides a PER pathway for pest removal it doesn't for diseased vegetation clearance	Amend a. To remove pest species <u>and diseased vegetation</u> in accordance with any approved pest management plan or biosecurity operational plan;
ECO-R2 Indigenous vegetation clearance and any associated land disturbance not provided for under ECO-R1	Retain	Supports ongoing rural land use while managing environmental risk	Retain
Natural Character			

NATC-P2 Indigenous vegetation clearance and earthworks	Support	Biosecurity clearance in the event of an incursion is provided for and supported	Retain
NATC-P5 Assessment of resource consents	Oppose	This provision is simply a list of assessment matters and doesn't set clear direction or thresholds. It belongs in the assessment criteria for resource consent applications.	Delete
NATC-R3 Earthworks in wetland, lake and river margins	Oppose in part	Erosion and sediment controls are typically located on the margins of waterbodies as a mechanism to manage water quality related effects. The controls may place an unnecessary regulatory burden on the installation and maintenance of these controls and discourage the positive outcomes that can be achieved.	Amend e. The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks <u>and erosion sediment control</u>
NATC-R4 Indigenous vegetation clearance in wetland, lake and river margins	Support in part	Biosecurity clearance needs to be provided for in the event of an incursion. This is required as a PER as obtaining a consent will more than likely cause the	Amend a. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas,

		spread of the incursion to indigenous vegetation	effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks <u>and biosecurity clearance</u>
NATC-S3 Indigenous clearance	vegetation	Support in part	Biosecurity clearance needs to be provided for in the event of an incursion. This is required as a PER as obtaining a consent will more than likely cause the spread of the incursion to indigenous vegetation
			Amend <u>Except where earthworks are for the purpose of biosecurity clearance</u>
Subdivision			
SUB-O3 Rural subdivision		Oppose in part	Providing flexibility to enable people to live in a rural environment shouldn't apply to the GRUZ. This is more appropriate for the RLZ.
			Amend 3. Provides flexibility to enable people to work and live in a rural environment.
SUB-P8 Subdivision in the General rural zone outside the Mangawhai/Hakaru Managed Growth Area		Oppose in part	Smaller rural lifestyle lots are provided for in the GRUZ which doesn't meet purpose of the GRUZ which is to Areas used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated
			Amend 5. Enables smaller rural lifestyle lots where appropriate and consistent with the requirements for different types of subdivisions in this chapter;

		rural industry, and other activities that require a rural location.	
SUB-R3 Subdivision to create new allotments	Oppose	Subdivision in the GRUZ has no functional need to be there and is more appropriate in the RLZ	Amend General residential zone, Commercial zone, Light industrial zone, Heavy industrial zone, General rural zone , Rural lifestyle zone b.Subdivision in the General rural zone does not contain land defined as highly productive land (as determined by either the New Zealand Land Resource Inventory maps or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person and accepted by Council); and c.Subdivision in the General rural zone must create no more than one additional allotment from the Record of Title being subdivided.
SUB-R4 Small lot subdivision	Oppose	Subdivision does not have a functional need to be located in the GRUZ and is not supported by the National Planning Standards. HortNZ strongly opposes any subdivision to be permitted in the GRUZ and in particular as a controlled activity	Delete SUB-R4

<p>SUB-R5</p> <p>Subdivision to create a reserve and incentive lot</p>	<p>Oppose</p>	<p>Oppose a controlled activity status (where an application cannot be declined) and permissive approach to rural subdivision.</p> <p>Support a control that the land to be subdivided into the environmental benefit lots is not highly productive land. However HPL is yet to be mapped at a regional level and the spatial extent of what HPL is important to Northland yet to be determined.</p> <p>The rule is a significant risk for primary production irrespective of the HPL status as primary production can and does occur on non HPL land or adjacent to.</p> <p>The controlled activity reference to no-complaints covenants as a suitable method to mitigate potential reverse sensitivity effects is not appropriate. No-complaints covenants are ineffective mechanisms for an effect that should be avoided.</p> <p>Consider options (transferrable titles) to shift development capacity away from areas of primary production.</p>	<p>Delete SUB-R5</p>
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SUB-R6 Environmental subdivision	benefit	Support part/oppose part	in in	Support the intent but not the activity status. Oppose the lack of assessment of reverse sensitivity effects. Consider options (transferrable titles) to shift development capacity away from areas of primary production.	Amend activity status from controlled to restricted discretionary Oppose the lack of assessment of reverse sensitivity effects. Consider options (transferrable titles) to shift development capacity away from areas of primary production.
SUB-R7 Restoration or enhancement planting		Support part/oppose part	in in	Support a control that the land to be subdivided into the environmental benefit lots is not highly productive land. Oppose the lack of assessment of reverse sensitivity effects. Consider options (transferrable titles) to shift development capacity away from areas of primary production.	Add an assessment of reverse sensitivity effects. Consider options (transferrable titles) to shift development capacity away from areas of primary production.
SUB-S1 Allotment sizes		Oppose		The rationale for a 12ha minimum site size is not clear. Is this intended to support rural production or lifestyle living?	Oppose minimum rural lot size of 12ha.
SUB-S2 Building platforms		Support		Support the requirement for a specified building platform in new lots.	Add an assessment of reverse sensitivity effects.

		Oppose the lack of assessment of reverse sensitivity effects.	
General District Matters			
Coastal Environment			
CE-P6 Assessment of resource consents	Oppose	Assessment of resource consents is not a policy. When a consent is applied for it is assessed against the objectives, policies and rules in the district plan - it is not specifically set out as a policy	Delete CE-P6
CE-R2	Support	Provides for new buildings and structures as PER which is supported	Retain
CE-R3 Indigenous vegetation clearance	Oppose in part	Clearance for a biosecurity response would be a consented activity under this rule which is a change from the draft plan. An incursion requires a rapid response	Amend to include biosecurity clearance
CE-R4 Earthworks	Support in part	In the case of an incursion, biosecurity clearance needs to be provided for	Amend b. The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas,

			effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks <u>and biosecurity clearance</u>
CE-S6 Maximum area of indigenous vegetation clearance	Support in part	Restrictions on biosecurity clearance will unduly cause the incursion to spread threatening indigenous biodiversity	Amend <u>Note: Biosecurity clearance is exempt from maximum area clearance</u>
Earthworks			
EW-R1 Earthworks	Support	Earthwork thresholds are supported	Retain
EW-R2 Land disturbance	Oppose	It is unclear what land disturbance is and whether this captures cultivation? Activities not listed in the plan are PER so unclear why land disturbance has been listed with no accompanying rules?	Delete rule but clarification is sought if intent is to capture cultivation
EW-S1 Maximum earthworks thresholds	Support	Volume and area maximum's are similar to other plans and are reasonable	Retain
EW-S3 Setbacks	Support	Proposed setbacks allows for maximum use of land	Retain
Noise			

NOISE-O1 Manage noise effects	Support	The noise should reflect the underlying character of the zone	Retain
NOISE-O2 Reverse sensitivity effects	Support	Protecting potential reverse sensitivity effects is supported.	Retain
NOISE-P2 Manage ongoing land use compatibility	Support	Restricts noise sensitive activities and requires acoustic treatments of noise sensitive buildings in high noise zones	Retain
NOISE-P4 Management of noise effects	Support	It is not always possible, practical or necessary to internalise noise.	Retain a policy to provide direction for considering activities that exceed noise standards.
NOISE-R8 Frost fans	Support	Frost fans have a dual purpose reducing the effects of frost and drying wet produce	Retain
NOISE-S3 Noise levels in the General rural zone and Māori purpose zone	Oppose in part	<p>Primary production activities should not be restricted in terms of noise restrictions. The allowance of 30 days over a 12mth period is not realistic.</p> <p>Mobile machinery should be excluded due to the normal day like activities of this machinery type in the GRUZ - eg tractors, motorbikes, forklifts etc</p>	<p>Amend</p> <p>i. Land Based Primary Production activities undertaken for a limited duration using agricultural vehicles, mobile machinery or equipment used on a seasonal or intermittent basis, including noise from cropping, top dressing and spraying carried out on a seasonal, temporary or intermittent basis</p>

			for a period up to 30 days in any 12-month period, or
NOISE-S12 Noise levels from a childcare facility in a Residential or Rural zone	Oppose	Childcare facilities should not be permitted in the rural zone and therefore there shouldn't be a standard	Amend Noise levels from a childcare facility in a Residential or Rural zone
Signs			
SIGN-P1 Enable compatible signs	Support	Provides for H&S signs which growers are required to display when spraying agchems	Retain
SIGN-R3 Information signs	Support	PER activity status is supported	Retain
Sign-R4 Signs on or attached to a building, structure, window, fence or wall	Support in part	The rule restricts signs relating to goods and services on site. H&S safety signs can be attached to a building, structure, window, fence or wall	Amend b. The sign relates to goods and services available on the site and health and safety requirements on site
Temporary Activities			
TEMP-R1	Support	Excludes market gardens which occur on a semi regular basis	Retain

Temporary activities excluding any temporary activity not listed below			
Area Specific Matters			
General Rural Zone			
GRUZ-01 Purpose of the general rural zone	Support		Retain
GRUZ-O2 Primary production activities	Support	Description is supported	Retain
GRUZ-O3 HPL	Support	Relates to NPSHPL	Retain
GRUZ-P1 Activities that require a rural location	Support	Supports the character of rural zones	Retain
GRUZ-P2 Adverse effects of primary production	Oppose in part	It's unclear why there is a policy that relates to adverse effects of primary production in the GRUZ. These effects are not adverse - they are accepted as what occurs from primary production activities	Amend Adverse Effects of primary production Enable primary production activities while recognising that adverse a range of effects associated with a typical rural working environment, such as odour, noise, dust, heavy

			traffic movements, fertiliser application, crop spraying and forestry harvesting, occur, and should be accepted, in the General rural zone.
GRUZ-P3 Reverse sensitivity	Support in part	Sensitive activities should not be permitted in the GRUZ unless they have a functional need to be located there. Where they are permitted, these activities should seek to avoid sensitivity effects	Amend Manage the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities, including through methods such as no-complaints covenants, landscaping, screening or siting of buildings.
GRUZ-P4 Rural character and amenity values		A range of activities take place in the GRUZ - the effects from these are not adverse - they are they are accepted as what occurs from primary production activities	Amend 3. Typical adverse effects from primary production activities such as odour, noise, dust, heavy traffic movements, fertiliser application, crop spraying and forestry harvesting associated with a rural working environment.
GRUZ-P5 Non rural activities	Support in part	Non-rural activities need to avoid reverse sensitivity effects if they	Amend

		have a functional need to be located in the GRUZ	<u>4. Do not result in reverse sensitivity effects on primary production activities</u>
GRUZ-P6 Limited communal housing opportunities	Oppose in part	While 1) is supported providing for other communal housing in the GRUZ is not	Amend 2.Dwellings are limited in number and clustered to enable the balance of the title to remain in productive use; and 3.Reverse sensitivity effects on primary production activities are avoided.
GRUZ-R1 Building and structures	Oppose in part	<p>Oppose the requirement that all accessory buildings are not located on HPL. This does not align with the NPSHPL recognition of Supporting Activities.</p> <p>The NPSHPL was amended in August 2024 to provide for greenhouses to be located on HPL (clause 3.9). These changes clarify that the use or development of HPL is not inappropriate if it provides for intensive greenhouse activities.</p> <p>Oppose the 500m2 limitation. This is unreasonable on rural sites and does not reflect the need for farm buildings nor the</p>	<p>Amend</p> <p><u>Delete 1.b</u></p>

		significant variation in lot sizes. What is the effect of concern?	
GRUZ-R2 Agricultural, pastoral or horticultural activities, or forestry activities not regulated by the NES-CF (excluding greenhouses and intensive indoor primary production)	Oppose in part	Same comment as above (GRUZ-R1)	Amend Agricultural, pastoral or horticultural activities, or forestry activities not regulated by the NES-CF (excluding greenhouses and intensive indoor primary production)
GRUZ-R3 Residential unit	Oppose	The reasoning for the hectare thresholds is not clear. This will introduce a number of new sensitive activities into the general rural zone.	Amend Include greater controls on sensitive activities in the general rural zone.
GRUZ-R4 Minor residential unit	Support in part	Oppose the 50m max separation requirement between the minor and principal residential unit and 90m ² max GFA. Separation is often required to enable workers to be close to the area of production activity, better spatially located within a production unit, privacy of occupants. A max 90m ² is not large enough to support a permanent orchard worker and family.	Amend a. The separation distance between the minor residential unit and the principal residential unit is no greater than 50m; and b. The minor residential unit has a maximum GFA of 90m² 120m² excluding decks and any garage or carport.

		How will this rule interact with the government rules for granny flats to be introduced in 2026?	
GRUZ-R5 Home business	Oppose in part	Child care has no functional need to be located in the GRUZ. No setback requirement.	Amend d.If the home business involves paid childcare, it accommodates up to a maximum of four children who do not reside at the home. <u>c.This activity complies with the following rule requirements:</u> <u>a. Sensitive Activity Setbacks</u>
GRUZ-R6 Visitor accommodation	Oppose in part	Visitor accommodation should be provided for in a residential unit only. Providing for 10 is excessive in the GRUZ. No setback requirement	a. The activity is undertaken within: i. A residential unit; ii. A minor residential unit; or iii. An accessory building with GFA of no greater than 90m²; and b. No more than ten five visitors per night are accommodated per site. <u>c. The registered proprietor resides permanently on-site;</u> <u>d. This activity complies with the following rule requirements:</u> <u>a. Sensitive Activity Setbacks</u>

GRUZ-R9 Emergency services facility	Support	Have a functional need to be located in the GRUZ	Retain
GRUZ-R11 Papakainga housing	Support in part	The NPSHPL doesn't provide for papakainga housing to be located on HPL	Amend Add <u>iv. Not to be located on highly productive land</u>
GRUZ-R13 Communal housing	Oppose	Communal housing does not have a functional need to be located in the GRUZ	Delete GRUZ-R13
GRUZ-R14 Domestic and animal boarding/breeding	Oppose in part	Where there is a functional need to locate in GRUZ, location to avoid HPL	Amend Not to be located on highly productive land. <u>Non-compliance a non-complying activity.</u>
GRUZ-R15 Community facility	Oppose in part	There are no matters of discretion. Where there is a functional need to locate in GRUZ, location to avoid HPL	Amend Not to be located on highly productive land. <u>Non-compliance a non-complying activity.</u>

GRUZ-R16 Refuse transfer station	Oppose in part	There are no matters of discretion. Where there is a functional need to locate in GRUZ, location to avoid HPL	Amend Not to be located on highly productive land. <u>Non-compliance a non-complying activity.</u>
GRUZ-R17 Educational facilities	Oppose	The establishment of a new, or the expansion of an existing educational facility in the GRUZ should be non-complying as there is no functional need for a facility to be located there	Amend <u>Change activity status to non-complying</u>
GRUZ-R19-GRUZ-R22	Support	These activities do not have a functional need to be located in the GRUZ and their activity status is supported	Retain
GRUZ-RX Seasonal Accommodation Worker	New	Both kūmara and avocado growers utilise seasonal accommodation throughout the district. Having a rule to support this activity will provide consistency	Add new rule <u>Activity status: PERMITTED</u> <u>The development and use of seasonal worker accommodation.</u> <u>Where:</u> <u>1. Is used solely for part of the year for temporary workers to meet labour requirements for primary production</u>

			<p><u>2. May comprise a mix of communal kitchen and eating areas and separate sleeping and ablution facilities</u></p> <p><u>3. Accommodates no more than 20 workers or no larger than 120m²</u></p> <p><u>Activity status where compliance not achieved: RESTRICTED DISCRETIONARY ACTIVITY</u></p> <p><u>Council's discretion is restricted to the following matters:</u></p> <p><u>1. Whether the proposed building locations will allow for efficient use of the remaining land for primary production activities.</u></p> <p><u>2. Rural amenity values.</u></p>
GRUZ-S1 Height	Oppose in part Support in part	<p>The proposed height limit would trigger a consent – frost fans (including blades) sit around 15m.</p> <p>ACPS height is supported</p>	<p>Amend</p> <p>i: The height of the support structure <u>frost fan (including blades)</u> does not exceed 10.5m 15m above ground level; and</p> <p>ii: Blades do not rotate higher than 13.5m above ground level.</p>
GRUZ-S2 Setbacks – all boundaries	Oppose in part	ACPS are provided for in the new rule HortNZ is seeking with no setback requirements unless bordering a residential property	Amend

			<u>Add note: Artificial crop protection structures are exempt from setback requirements</u>
GRUZ-S4 Setbacks for reverse sensitivity	Oppose in part	As setbacks from primary production is not provided for, GRUZ-S2 setbacks will apply - this means a 3m setback for sensitive activities from site boundaries	Amend All buildings used for sensitive activities are set back at least <u>30m from the edge of any primary production activity</u> , 300m from the edge of existing buildings housing animals associated with an intensive indoor primary production activity located on a site under separate ownership.
Rural lifestyle zone			
RLZ-O3 Primary production activities in the General rural zone	Support	Protects primary production from development in RLZ	Retain
RLZ-P4 Reverse sensitivity effects on the adjacent General rural zone	Support	Provides reverse sensitivity protections for rural zone	Retain
RLZ-R4 Agricultural, pastoral, horticultural activities, or forestry activities not regulated by the NES-CF (excluding intensive indoor primary production)	Support	Provides for horticultural activities that are commonplace in RLZ	Retain

RLZ-R5 Home business	Support		Retain
RLZ-S1 Height	Support	Height level is supported as being a reasonable approach	Retain
RLZ-S2 Setbacks	Oppose in part	Primary production is enabled in the RLZ, activities and therefore activities should be enabled to support production	Amend <u>This standard does not apply to:</u> <u>f. Artificial crop protection and crop support structures</u>
RLZ-S5 Building setback for reverse sensitivity	Oppose in part	As setbacks from primary production is not provided for, GRUZ-S2 setbacks will apply – this means a 10m setback for sensitive activities from site boundaries	Amend All buildings used for sensitive activities are set back at least 300m from the edge of any <u>primary production activity</u> , existing buildings housing animals associated with an intensive indoor primary production activity located on a site under separate ownership.