

Far North Proposed District Plan

2 December
2025

Hearing 9

Rural Production Zone

Rural Lifestyle Zone

Rural Residential Zone

Settlement Zone

Horticulture Zone

Horticulture Processing Facilities Zone

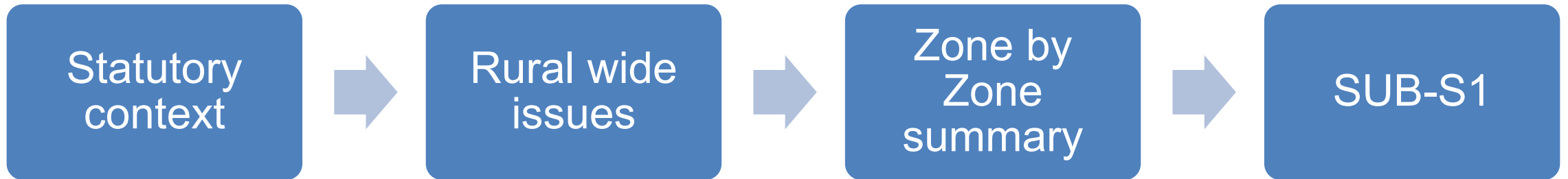


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Introduction

- Melissa Pearson, SLR Consulting
 - Section 42A author for all six rural section 42A reports:
 - Rural Wide Issues and the Rural Production Zone
 - Rural Lifestyle Zone
 - Settlement Zone
 - Rural Residential Zone
 - Horticulture Zone
 - Horticulture Processing Facilities Zone
- Lawrence McIlrath, M.E Consulting – Expert economist

Presentation outline



Overview of rural zones

- **National Planning Standard Zones**

- Rural Production
- Rural Lifestyle
- Settlement
- Applicable minimum lot sizes in SUB-S1
- Rural definitions

- **Special Purpose Zones**

- Horticulture Zone
- Horticulture Processing Facilities Zone
- Rural Residential Zone
- Applicable minimum lot sizes in SUB-S1
- Rural definitions

PART 3 – AREA-SPECIFIC MATTERS

ZONES

Residential zones

Rural zones

★ Rural production

★ Rural lifestyle

★ Rural residential

★ Settlement

Commercial and mixed use zones

Industrial zones

Open space and recreation zones

SPECIAL PURPOSE ZONES

Airport zone

Carrington Estate

★ Horticulture

★ Horticulture Processing Facilities

RMA section 5

5 Purpose

- 1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- 2) In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which **enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—**
 - a) **sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and**
 - b) **safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and**
 - c) **avoiding, remedying, or mitigating any adverse effects of activities on the environment.**

National Policy Statement for Highly Productive Land

Objective

Highly productive land is protected for use in land-based primary production, both now and for future generations.

Key policies

- *Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.*
- *Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.*
- *Policy 8: Highly productive land is protected from inappropriate use and development.*
- *Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.*

National environmental standards

Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017

- Now includes carbon forests (October 2023 change)
- Overlap with topics - afforestation, earthworks and indigenous vegetation clearance
- Plan rules can be more stringent to protect:
 - Natural character in coastal environment
 - Areas of significant indigenous vegetation and significant habitat of indigenous fauna
 - ONL and ONF
- Plan rules can be more lenient or stringent for afforestation

Northland RPS

Objectives

3.5 Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

3.6 Economic activities – reverse sensitivity and sterilisation

The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:

- (a) Reverse sensitivity for existing:
 - (i) Primary production activities;**

Northland RPS

Policies – Subdivision, use and development

Policy 5.1.1

*(c) Recognises and addresses potential **cumulative effects** of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;*

*(f) Ensures that plan changes and subdivision to / in a primary production zone, **do not materially reduce the potential for soil-based primary production on land with highly versatile soils**, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities*

Northland RPS

Policies – Reverse sensitivity

5.1.1 Policy – Planned and coordinated development Subdivision

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity

5.1.3 Policy – Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

(a) Primary production activities in primary production zones (including within the coastal marine area);

Rural wide issues

Key Issue 1: Selection of Rural Zones in the PDP

Key Issue 2: Giving effect to the NPS-HPL

Key Issue 3: General Submissions

Key Issue 4: Plan wide or rural wide submissions

Key Issue 5: Definitions

Key Issue 1: Selection of Rural Zones in the PDP

Issues in submissions	Recommendations
Name of the Rural Production Zone (RPROZ) – preference for the term ‘General Rural Zone’ (GRUZ)	<ul style="list-style-type: none">• No change• Altering the name would have no bearing on any of my other recommendations for the zone provisions• GRUZ and RPROZ descriptions are almost identical• <i>‘Relying on the productive nature of the land’</i> in the RPROZ description does not equate to the definition of ‘highly productive land’ in the NPS-HPL
Use of the Horticulture Zone	<ul style="list-style-type: none">• Retain Horticulture Zone, noting that the spatial extent of the zone will be addressed in Hearing 15C in September/October 2025• A special purpose zone is considered to be the best tool to protect the significant investment in horticultural infrastructure around Kerikeri/Waipapa compared to using a combination of other zones

Key Issue 1: Outstanding issues in evidence

- Recommendations to retain the selection of rural zones was supported by Northland Regional Council and primary sector submitters in evidence (Horticulture NZ, Federated Farmers)
- Remaining key issues in contention:
 - Name of Rural Production Zone – opposed by Bentzen Farm Limited (and others)
 - Use of the Horticulture Zone – opposed by Bentzen Farm Limited (and others) and Audrey Campbell-Frear

Questions

Key Issue 2: Giving effect to the NPS-HPL

Issues in submissions	Recommendations
<p>General support for alignment between the PDP and the NPS-HPL</p>	<ul style="list-style-type: none">• Replace definition of ‘highly productive land’ with a definition aligned with the NPS-HPL• Delete the definition of versatile soils• Do not introduce a definition of ‘land-based primary production’ but ensure terms used in rural provisions align with the intent of the NPS-HPL definition e.g. amendments to RPROZ-O3 to refer to ‘farming and forestry activities’• Amend the RPROZ and HZ overviews, RPROZ-O3, RPROZ-P2, P3, P5, and P6, HZ-O3, HZ-P2, P4 and P5 and various RPROZ and HZ activity rules to give effect to the NPS-HPL

Key Issue 3: General submissions

Issues in submissions	Recommendations
Location specific submissions, e.g. Mataka Station, Wiroa Station, the 'Brownlie' land	<ul style="list-style-type: none"> • Primary relief will be considered in rezoning topic • No specific amendments to rural zone rules to accommodate site specific issues
Provision for waste management facilities	<ul style="list-style-type: none"> • New definition for waste management facilities • New discretionary rule in RPROZ
No provision for permanent exotic forestry/carbon farming, no alignment with the NES-CF	<ul style="list-style-type: none"> • New definition for forestry activities • Advice note above rule table to explain relationship between the NES-CF and the rural zone rules
Remove urban areas from the RPROZ if they are serviced e.g. Awanui/Wireless Rd	<ul style="list-style-type: none"> • Insufficient information provided to understand which areas are requested to be rezoned or what zone should be used instead • Fiona King may provide more information about this issue
Other miscellaneous submissions	<ul style="list-style-type: none"> • Dealt with dust issue in specific provisions e.g. RPROZ-S3 • Reject other miscellaneous submissions as the policy relief being requested is either managed by another part of the PDP or not desirable for a rural zone

Key Issue 4: Plan wide submissions

Issues in submissions	Recommendations
<p>KiwiRail raised issues relating to setbacks from the rail corridor in all rural zones</p>	<ul style="list-style-type: none"> • RSZ-S3 amended to include 3m setback from KiwiRail designation • Matters of discretion relating to the rail corridor inserted into all rural zone setback standards
<p>Heavy Haulage Assoc – relocated buildings</p>	<ul style="list-style-type: none"> • The R1 rules for buildings and structures in all rural zones are amended to also refer to ‘relocated buildings’
<p>MOE – amendments to obs, pols and rules to better provide for educational facilities</p>	<ul style="list-style-type: none"> • Activity status of educational facilities in RPROZ-R6, RLZ-R6, RRZ-R6 and RSZ-R6 is amended to restricted discretionary when permitted conditions are not complied with (previously discretionary) • Insertion of a reference to <u>‘small scale educational facilities’</u> in RPROZ-P2(b).
<p>Other submissions from Transpower, FENZ, AirBnB, John Andrew Riddell, Trent Simpkin, Puketotara Lodge, Twin Coast Cycle Trail</p>	<ul style="list-style-type: none"> • Amendments to matters of discretion relating to stormwater to align with recommendations on other zone chapters • No other changes recommended, many of these issues already addressed in previous topics.

Key Issue 4: Plan wide submissions

Remaining key issues in contention:

- KiwiRail:
 - Request for a tiered setback from the rail corridor of 3m for buildings up to 4m in height and 4m for buildings over 4m in height for RPROZ-S3, RLZ -S3, RRZ-S3 and RSZ-S3
 - Request for an additional matter of discretion relating to the outcome of consultation with KiwiRail for RPROZ-S3, RLZ -S3, RRZ-S3 and RSZ-S3 (not requested in original submission)
 - Request for specific recognition of the rail corridor in the ‘consideration’ policies i.e. RRZ-P5(c), RLZ-P4(c), RSZ-P5(b) and RPROZ-P7(f)
- FENZ – maintains that all relief in the original submission be granted, except with respect to the inclusion of emergency access and firefighting water supply as a permitted activity condition and/or matter of discretion to Rule R1
- Heavy Haulage Association – request a separate permitted activity relocated buildings rule and an amended definition of building

Key Issue 5: Definitions

Issues in submissions	Recommendations	
62 original submissions and 176 further submissions on definitions allocated to the rural zones	Provision(s)	Officer Recommendation(s)
Submissions relating to the NPS-HPL dealt with under Key Issue 2 and definitions relating to forestry under Key Issue 3	Artificial crop protection	Amended definition
Most submissions for new or amended definitions were from the primary sector e.g. Hort NZ, Fed Farm, NZ Pork, NZAAA	Crop support structure	New definition
Other submissions related to rural tourism activities e.g. from Lynley Newport and Northland Planning and Development 2020 Ltd	Greenhouses	New definition
	Farm quarry	Amended definition
	Farming	Amended definition
	Intensive outdoor primary production	New definition
	Rural produce retail	Amended definition
	Rural tourism activity	Amended definition
	Rural airstrip	New definition
	Seasonal worker accommodation	New definition

Questions

Rural Production Zone (RPROZ)

RPROZ: Overview and objectives (Key Issues 6-9)

Issues in submissions	Recommendations
Primary sector generally supportive of RPROZ overview and objectives	<ul style="list-style-type: none"> • No changes to soften language or recognise a wider range of activities in the RPROZ at the overview or objectives level – consider the focus needs to be kept on the key activities provided for in the zone as the objectives set the zone outcomes – still pathways for other non-rural activities. • Majority of amendments to the RPROZ overview and objectives relate to NPS-HPL alignment, including better recognition of existing activities in the RPROZ • Retain references to an activity having a functional need to be in the RPROZ.
Some submitters consider that the overview and objectives should better recognise a wider range of non-productive land uses and allow them to occur on less productive land	
Requests for better recognition of existing activities on HPL and/or in the RPROZ	
Requests for ‘softening’ of objective wording to be more flexible and support a broader range of activities in the RPROZ	
Requests to delete any references to ‘functional need’	

RPROZ: Overview and objectives (Key Issues 6-9)

Remaining key issues in contention:

- Bentzen Farm and others:
 - Opposition to the reference to ‘functional need’ in RPROZ-O2
 - Request amendments to RPROZ-O4 to better reflect RPROZ-P4
 - Concerns with references to LUC 4 land and failure to provide for environmental benefit subdivisions in in RPROZ-P6 (and requests redrafting and a new policy to address) and RPROZ-P7
- Lynley Newport and Thomson Survey – no evidence provided so unclear whether there are outstanding issues

RPROZ: Policies (Key Issues 10-13)

	Recommendations
<p>RPROZ-P1, P3 and P4 all generally supported by submissions, RPROZ-P7 also largely supported except general opposition to the use of a consideration policy (consistent theme across PDP chapters)</p>	<ul style="list-style-type: none"> • As for objectives, no changes to the policies to soften language or recognise a wider range of activities in the RPROZ • Majority of amendments to the RPROZ policies relate to NPS-HPL alignment, including amendments to refer to LUC 4 land as a consequence of aligning the definition of HPL with the NPS-HPL • Retain references to an activity having a functional need to be in the RPROZ.
<p>Requests to broaden RPROZ-P2 to accommodate other non-productive activities and/or use less restrictive wording</p>	
<p>Opposition to the reference to ‘functional need’ in RPROZ-P5 and concerns that wording is too restrictive</p>	
<p>Concerns that wording of RPROZ-P6 is too restrictive, too focused on farming, does not provide for rural lifestyle subdivision</p>	

RPROZ: Policies (Key Issues 10-13)

Remaining key issues in contention:

- Bentzen Farm and others – opposition to the reference to ‘functional need’ in Policy RPROZ-P5
- Federated Farmers – remain concerned about the lack of provision for private property rights in policies RPROZ-P2, RPROZ-P3, RPROZ-P4, RPROZ-P5 and RPROZ-P6 but accepts the s42A report recommended wording for these
- Lynley Newport and Thomson Survey – no evidence provided so unclear whether there are outstanding issues

RPROZ: Rules (Key Issues 14-25)

Issues in submissions	Recommendations
General support for RPROZ rules with some specific areas of requested changes	<ul style="list-style-type: none"> • Reworked artificial crop protection and crop support structure provisions, balance between permissive and restrictive controls
Artificial crop protection structures – submitters requesting both more permissive and more stringent rules/standards	<ul style="list-style-type: none"> • New rule for seasonal worker accommodation, farm worker accommodation provided for through residential activity and minor residential unit rules (with MRU becoming permitted rather than controlled and being exempt from residential activity density controls)
Provide for seasonal worker accommodation and farm worker accommodation	
Make the intensive primary production rules clearer and fairer and include improved reverse sensitivity protection	<ul style="list-style-type: none"> • Provide for both indoor and outdoor primary production activities and added clarity about where setbacks are to be measured from
Make the residential activity rule more permissive (align with more permissive SUB-S1)	<ul style="list-style-type: none"> • Do not recommend decoupling the residential activity rules from SUB-S1 (covered more in subdivision)
Requests for more permissive rule for rural produce manufacturing	<ul style="list-style-type: none"> • Increased permitted footprint for rural produce manufacturing and change to RD activity status for infringements (was discretionary)
Make minor residential units permitted and other amendments	
Reduce impermeable surface threshold	<ul style="list-style-type: none"> • No changes recommended to impermeable surface threshold

RPROZ: Rules (Key Issues 14-25)

Remaining key issues in contention:

- Bentzen Farm and others:
 - Amend RPROZ-R3 so that it remains 'coupled' to SUB-S1, which remains in contention for the submitters
 - Delete the 15m separation requirement for principal and minor residential units from RPROZ-R19
- Fiona King and others – retain ODP provisions that allow for multiple houses on a title, 1 per 4ha restricted discretionary, 1 per 2ha discretionary
- Horticulture NZ:
 - Introduce 20m internal boundary setback for visitor accommodation under RPROZ-R4
 - Amend new RPROZ-RX relating to artificial crop protection structures and crop support structures to be less restrictive
 - Delete the HPL restriction from new RPROZ-RY relating to seasonal worker accommodation and replace 'land' with 'landholding'

RPROZ: Rules (Key Issues 14-25)

Remaining key issues in contention:

- NZ Pork:
 - Introduce 20m internal boundary setback for visitor accommodation under RPROZ-R4
 - Ensure activity status for failing to comply with the reciprocal 300m setback in RPROZ-R23 (intensive indoor and outdoor primary production) and new standard RPROZ-SX match and are both amended to discretionary
 - Delete the HPL restriction from new RPROZ-RY relating to seasonal worker accommodation and replace 'land' with 'landholding'
- Waitangi Limited – request to amend RPROZ-R22 to accommodate tourism activities in the RPROZ that may not be related to the rural environment or rural activities, but where there is a site specific reason for the tourism activity to be located there
- Haigh Workman and Michael Winch – no evidence but likely still opposed to the 15% impermeable surface threshold
- Lynley Newport and Thomson Survey – no evidence provided but may be outstanding issues

RPROZ: Standards (Key Issues 26-29)

Issues in submissions	Recommendations
General support for most standards with some specific requests for changes	<ul style="list-style-type: none">• New reciprocal reverse sensitivity setbacks for sensitive activities from intensive indoor and outdoor primary production and from buildings or structures used to house, milk or feed stock• A reduction in the setback from unsealed roads from 30m to 20m• New advice note for maximum height standard informing plan users of EMR coupling risk around RNZ facilities• Introduction of a 30m commercial forest setback• Increase permitted building coverage from 12.5% to 15%• No exemptions from setback rules for legacy smaller sites
Need for better setback standards to manage reverse sensitivity effects, including a broader focus on sensitive activities, not just residential	
Amendments to max height standard to recognise EMR coupling from RNZ facilities	
Need for setbacks from commercial forestry and from unsealed roads	
Requests for more exemptions from setback rules for legacy smaller sites e.g. 5,000m ² or for non-habitable buildings	
Various requests to amend the building coverage standard (increase it or provide more exemptions for activities such as mobile pig shelters, artificial crop protection structures and greenhouses)	

RPROZ: Standards (Key Issues 26-29)

Remaining key issues in contention:

- Waipapa Pines – requesting a new standard imposing a 100m setback from the boundary of a Heavy Industrial Zone (limited to RPROZ only)

Questions

Horticulture Zone (HZ)

HZ: Overview, objectives and policies (Key Issue 1)

Issues in submissions	Recommendations
<p>Overview, objectives and policies were largely supported in submissions, particularly by the horticultural industry</p>	<ul style="list-style-type: none">• Most recommended amendments are to align wording with the NPS-HPL, as discussed earlier in this presentation
<p>Suggestions for general amendments include:</p> <ul style="list-style-type: none">• Better direction on when it is appropriate to extend existing commercial and/or industrial activities• Prioritise the needs of residents over the horticultural industry e.g. the right to fresh air	<ul style="list-style-type: none">• Replace references to ‘residential activities’ with ‘sensitive activities’ to broaden the scope of reverse sensitivity provisions, e.g. HZ-P4• Recognise existing activities in HZ-O3
<p>Suggestions for amending policies include:</p> <ul style="list-style-type: none">• Stronger policies to prevent fragmentation and loss of land, i.e. use of the word ‘avoid’ rather than ‘manage’ in HZ-P5• Stronger direction on reverse sensitivity and applying that direction to all habitable buildings	<ul style="list-style-type: none">• Change HZ-P5 from a ‘manage’ policy to an ‘avoid’ policy to strengthen direction on subdivision

HZ: Overview, objectives and policies (Key Issue 1)

Remaining key issues in contention:

- Audrey Campbell-Frear - Opposed to including any reference to LUC 4 within the HZ Overview, HZ-O3, HZ-P1, HZP2, HZ-P5 and HZ-P7

HZ: Rules (Key Issues 2-5)

Issues in submissions	Recommendations
Requests for better alignment between RPROZ and HZ rules for artificial crop protection structures and provision for existing commercial and/or industrial activities	<ul style="list-style-type: none"> • A number of consequential changes to match recommendations in the Rural Wide Issues and RPROZ section 42A report e.g. providing for intensive outdoor primary production (HZ-R21), amending HZ-R6 Rural produce retail and providing new pathways for extensions of existing commercial and industrial activities • Reworked artificial crop protection and crop support structure provisions, balance between permissive and restrictive controls – matches RPROZ recommendations • HZ-R11 amended to match RPROZ rules for forestry activities not regulated by the NES-CF • No changes to educational facility or rural industry rules • No changes to impermeable surface threshold
Various suggestions to make the maximum impermeable surface threshold of 15% more stringent	
Delete restrictions on commercial forestry in HZ-R11	
Horticulture NZ requesting various changes to make some rules more stringent (educational facilities) and others more permissive (rural industry)	

HZ: Rules (Key Issues 2-5)

Remaining key issues in contention:

- Audrey Campbell-Frear - Opposed to new rules HZ-RY and HZ-RZ which require discretionary activity consent for the extension of existing commercial and industrial activities
- Horticulture NZ - Amend new HZ-RX relating to artificial crop protection structures and crop support structures to be less restrictive and reduce setbacks from 3m to 1m
- Haigh Workman Ltd and Michael Winch – no evidence but likely to request a reduction in impermeable surface threshold

HZ: Standards (Key Issues 6-7)

Issues in submissions	Recommendations
Requests to make the artificial crop protection structure standards both more permissive (e.g. no need to comply with HIRB, setback reduced from 3m to 1m) and also more stringent	<ul style="list-style-type: none"> • Insert three new setbacks to protect the Mineral Extraction Zone, existing intensive indoor and outdoor primary production activities and buildings used for housing, milking or feeding stock – to match RPROZ
Request for habitable buildings to be setback 20m from side and rear boundaries, not 10m	<ul style="list-style-type: none"> • Delete all standards relating to artificial crop protection structures (as there is a specific rule) but still require compliance with HIRB
Request for more lenient setbacks for non-habitable buildings on sites less than 5,000m ²	<ul style="list-style-type: none"> • Amend setbacks to match RPROZ for commercial forestry and unsealed roads
Request for an increase of permitted building coverage from 12.5% to 20%	<ul style="list-style-type: none"> • Amend setback standards for 5,000m² sites to match RPROZ

Questions

Rural Lifestyle Zone (RLZ)

RLZ: Overview, objectives and policies (Key Issue 2)

Issues in submissions	Recommendations
Very few submissions received on the RLZ overview, objectives or policies	<ul style="list-style-type: none">• Recommend minor amendments to the RLZ overview to address point of clarification and align with updated NPS-HPL related terminology• Amend chapeau of RLZ-P4 to match structure of equivalent 'consideration' policies but no additional matter relating to the life supporting capacity of soil or protection of HPL as the NPS-HPL does not require this to be protected in a RLZ
Minor point of clarification in the overview that not all areas of RLZ are close to urban areas and settlements	
Request for RLZ-P4 to allow for consideration of adverse effects on the life-supporting capacity of soil and the protection of HPL when processing land use and subdivision applications	

RLZ: Rules and standards (Key Issues 3-7)

Issues in submissions	Recommendations
<p>Majority of submission points were on similar matters already raised in the Rural Wide Issues and RPROZ report, e.g. artificial crop protection structures, forestry activity rules more stringent than the NES-CF, need to exempt MRU from residential activity rule etc</p>	<ul style="list-style-type: none">• A range of consequential amendments to align with similar recommendations in the Rural Wide Issues and RPROZ report, e.g. updated advice notes for Mineral Extraction Zone and the NES-CF, new artificial crop protection structure rule, exemptions for minor residential units from residential activity rule etc.• Reject requests relating to further amendments to the visitor accommodation, educational facilities, impermeable surface coverage and GFA restriction from the home business rules for the reasons set out in the section 42A report.
<p>Request for more stringent setbacks for sensitive activities e.g. educational facilities and visitor accommodation at the boundary between the RPROZ/HZ and RLZ</p>	
<p>Concern that a visitor accommodation activity should not be required to have a separate driveway</p>	
<p>Request for impermeable surface coverage to be calculated using net site area</p>	
<p>Request to remove GFA restriction for accessory buildings used for home businesses</p>	

RLZ: Rules and standards (Key Issues 3-7)

Remaining key issues in contention:

- Willowridge Developments Limited –
 - Considers that 1 residential unit per 5,000m² should be provided for as a permitted activity under RLZ-R3
 - Requests deletion of the 15m separation distance requirement for minor residential units under RLZ-R11
 - Remains opposed to the 'tiered' approach to setbacks for 5,000m² sites vs larger sites in RLZ-S3

Questions

Rural Residential Zone (RRZ)

RRZ: Overview, objectives and policies (Key Issue 2)

Issues in submissions	Recommendations
<p>No submissions received on the RRZ overview and few submissions received on the RRZ objectives and policies – most submissions were in support</p>	<ul style="list-style-type: none"> • Minor changes to RRZ overview to align with language used in the Rural Wide Issues and RPROZ section 42A report • Retain all objectives as notified • No new objective or policy relating to allowing urban growth as wording of RRZ-O3 considered to be sufficient • Agree with redrafting RRZ-P4 as an ‘encourage’ policy rather than a ‘require’ policy • Retain all other policies as notified except for minor redrafting of RRZ-P5 to match other ‘consideration’ policies
<p>Request to insert a new objective and policy to allow for urban growth without rezoning over the short to medium term</p>	
<p>Request for RRZ-P2 to be redrafted as a ‘manage’ policy rather than an ‘avoid’ policy with respect to activities that are not compatible with the RRZ</p>	
<p>Request for RRZ-P4 to be redrafted as an ‘encourage’ policy rather than a ‘require’ policy with respect to connections to reticulated power and telco services</p>	

RRZ: Rules and standards (Key Issues 3-7)

Issues in submissions	Recommendations
Majority of submission points were on similar matters already raised in the Rural Wide Issues and RPROZ report, e.g. artificial crop protection structures, increase in building coverage standard	<ul style="list-style-type: none">• A range of consequential amendments to align with similar recommendations in the Rural Wide Issues and RPROZ report, e.g. updated advice notes for Mineral Extraction Zone and the NES-CF, new artificial crop protection structure rule, exemptions for minor residential units from residential activity rule, new standard for Mineral Extraction Zone setback and reciprocal reverse sensitivity setbacks etc.• No reduction or increase in the maximum impermeable surface coverage threshold• No decoupling of the residential activity rule from SUB-S1 minimum lot sizes for the RRZ• Retain GFA restrictions for accessory buildings used for a home business• No increase in max height
Request for industrial activity, rural industry and commercial activity in the RRZ to be discretionary	
Requests for the impermeable surface coverage rule to be both more stringent and more lenient	
Requests to make the residential activity rule more permissive and allow residential units on smaller sized lots	
Request to remove GFA restriction for accessory buildings used for home businesses	
Request to insert an equivalent standard to RPROZ-S7 to protect Mineral Extraction Overlays (now proposed to be a zone).	
Request to increase max height from 8m to 9m	

Settlement Zone (RSZ)

RSZ: Issues raised in submissions

Issues in submissions	Recommendations
Most submissions on RSZ overview, objectives and policies were in support	<ul style="list-style-type: none">• A range of consequential amendments to align with similar recommendations in the Rural Wide Issues and RPROZ report, e.g. updated advice notes for Mineral Extraction Zone and the NES-CF, expand rule to cover indoor and outdoor intensive primary production, exemptions for minor residential units from residential activity rule, new standard for Mineral Extraction Zone setback and reciprocal reverse sensitivity setbacks etc.• No amendments to provide further for supermarkets, shops or cafes beyond what is provided in the commercial activity rule• No decoupling of the residential activity rule from SUB-S1 minimum lot sizes for the RSZ• Retain the HIRB standard as notified• Amend RSZ-S7 to refocus standard on managing the interface between the RSZ and the RPROZ, not internal boundaries within the RSZ.
Range of requests relating to supermarkets in RSZ	
Request to make the residential activity rule more permissive, allowing 1 unit per 1,500m ² as a permitted activity (plus other amendments)	
Several rural wide requests that were the same for each rural zone e.g. remove maximum GFA for accessory buildings used for home business, exempt MRU from residential activity rule etc.	
More provision for local shops/cafes	
Request for a Mineral Extraction Overlay setback	
Request to retain the ODP HIRB standard	
Request to delete RSZ-S7 (landscaping and screening) and remove requirement for 1.8m high fences	

RSZ: Matters raised in evidence

Remaining key issues in contention:

- Foodstuffs North Island – outstanding concerns with RSZ-R1 and RSZ-R8 not sufficiently providing for supermarkets in RSZ

Horticulture Processing Facilities Zone (HPFZ)

HPFZ: Issues raised in submissions and evidence

Issues in submissions	Recommendations
Request for HPFZ-P3 to be stronger than a 'manage' policy and more actively discourage activities that could compromise the HPFZ	<ul style="list-style-type: none">• Amendments to align with the recommendations in the Rural Wide Issues and RPROZ section 42A report.• Amending HPFZ-P3 so that it functions as an 'avoid' policy.• An increase of the maximum impermeable surface limit in HPFZ-R2 from 30% to 50%.• Other consequential amendments to ensure consistent recommendations across the rural zones.
Requests to make the maximum impermeable surface limit both more stringent and more lenient	
Request for a Mineral Extraction Overlay setback	

Questions

SUB-S1: Minimum lot sizes for rural zones

SUB-S1: Issues raised in submissions

Issues in submissions	Recommendations
<p>RPROZ – 45 submissions, most common request for 20ha controlled, 12ha restricted discretionary, 4ha discretionary (as per ODP) but also more pathways for rural lifestyle sized lots</p>	<ul style="list-style-type: none"> • No changes to SUB-S1 for RPROZ, RRZ, RSZ or HPFZ • Amendment to SUB-S1 to increase the discretionary minimum lot size in the HZ from 4ha to 8ha • Amendment to SUB-S1 to reduce minimum lot sizes in the RLZ from 4ha controlled and 2ha discretionary to 2ha controlled and 1ha discretionary. This matches the equivalent RLZ-R3 rule for residential activity and couples these two provisions together, as per the other rural zones.
<p>HZ – 8 submissions, mix of requests for more stringent lot size (NRC and others) and more permissive lot size (range of landowners) and/or grandfathering subdivision pathways for lots smaller than 1.5ha</p>	
<p>RLZ – 7 submissions, most common request to align minimum lot sizes with the 2ha-1ha allowance in RLZ-R3</p>	
<p>RRZ – 7 submissions, 6 in support, 1 requesting controlled min lot size reduces from 4,000m² to 3,000m² and a new RD tier in between</p>	
<p>RSZ – 1 submission, in support</p>	
<p>No submissions on SUB-S1 for the HPFZ</p>	

SUB-S1: Issues raised in evidence

Remaining key issues in contention:

RPROZ

- Bentzen Farm and others – requests that the minimum lot size in the RPROZ be reduced from 40ha to 20ha and that an ‘average’ component be introduced
- Fiona King and others – provide more pathways for rural lifestyle sized properties in RPROZ between 2,000m² and 4,000m²
- Federated Farmers – the evidence notes a general concern lack of subdivision opportunities in the RPROZ and considers that landowners should be able to subdivide land in the RPROZ for specific purposes. The preference remains for a 20ha controlled minimum lot size
- Gray Phillips – request ODP cascade of 20ha controlled, 12ha restricted discretionary and 4ha discretionary plus limited opportunities for 3,000m² – 1ha sized lots
- Lynley Newport, Thomson Survey and Far North Real Estate 2010 – have not provided evidence but likely to oppose elements of SUB-S1
- Peter Malcolm – requests more rural lifestyle pathway options in the RPROZ

SUB-S1: Issues raised in evidence

Remaining key issues in contention:

HZ

- Audrey Campbell-Frear - does not support the proposed amendments to SUB-S1 to increase the discretionary minimum lot size from 4ha to 8ha in the HZ

RLZ

- Willowridge – request an average lot size of 1ha controlled and 5,000m² discretionary
- Michael Winch – no evidence so unclear if still outstanding issues with SUB-S1 for RLZ

Questions