

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S6: Fencing (excluding post and wire or wire netting fencing)	Susan Dallas	25.20	Oppose	The submitter opposes fence and wall standards.	Delete Fences and Walls activity standards in their entirety from the District Plan. (Inferred relief requested)	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S6: Fencing (excluding post and wire or wire netting fencing)	Natasha Duncan-Sutherland	31.20	Oppose	Considers that a limit on fence heights to 1.2 metres will place children at risk of dog attacks. The submitter seeks no restriction on fence heights with the exception that a new rule is introduced that requires front fence heights of at least 6 feet where a large-breed dog is owned.	Delete any restriction on fence heights and introduce a new rule requiring a front fence of at least 6 feet on properties where a large-breed dog is owned.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O1: Activities on highly productive land	Tony Michelle	73.16	Support	Considers that RPROZ-O1: Activities on highly productive land is an important part of protecting primary production.	Retain RPROZ-O1: Activities on highly productive land as notified.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O2: Activities on non-highly productive land	Tony Michelle	73.17	Support	Considers that RPROZ-O2: Activities on non-highly productive land is an important part of protecting primary production and ancillary activities.	Retain RPROZ-O2: Activities on non-highly productive land as notified.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O4: Reverse sensitivity	Tony Michelle	73.18	Support	Considers that RPROZ-O4: Reverse sensitivity is an important part of protecting primary production activities from reverse sensitivity.	Retain RPROZ-O4: Reverse sensitivity as notified.	Open Submission
RPROZ - Rural Production Zone /Objectives /General	Tony Michelle	73.19	Amend	Considers that a new Objective for functional / operational activities should be added that support primary production and need to be located in the RPROZ - Rural Production Zone.	Amend the RPROZ Objectives by including the following: <u>RPROZ-OXXX: Non-primary production activities that support primary production or rely on a rural location or have a functional or operational need to locate in the Rural Production Zone are provided for.</u>	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P6: Reverse sensitivity	Tony Michelle	73.20	Support	Considers that RPROZ-P6: Reverse sensitivity is an important part of protecting primary production and ancillary activities from reverse sensitivity.	Retain RPROZ-P6: Reverse sensitivity as notified.	Open Submission
RPROZ - Rural Production Zone /Policies /General	Tony Michelle	73.21	Amend	Considers that Policies should enable activities supporting primary production that have a functional / operational need to be located in the RPROZ - Rural Production Zone.	Amend the RPROZ - Policies Section by including the following: <u>RPROZ-P8: Compatible activities.</u> <u>a. Enable primary production activities that are compatible with the purpose, character, and amenity values of the Rural Production Zone.</u> <u>b. Provide for other activities that have a functional need or operational need to be located in the Rural Production Zone that are not incompatible with primary production.</u>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R1: Primary production activities outside highly productive land	Tony Michelle	73.22	Amend	The submitter considers that primary production ancillary activities should be amended for inclusion in RPROZ-R1 otherwise RPROZ-R19 would see it default to non-complying activity status.	Amend the RPROZ-R1 title as follows: RPROZ-R1: Primary production <u>and ancillary</u> activities outside highly productive land. Otherwise RPROZ-R19 17 would see it default to non-complying activity status. (Inferred relief requested)	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R2: Primary production activities within highly productive land	Tony Michelle	73.23	Amend	The submitter considers that RPROZ-R2: Primary production activities within highly productive land should be amended to include ancillary activities otherwise RPROZ-R19 would default to non-complying activity status.	Amend RPROZ-R2: Primary production activities by including the following wording: RPROZ-R2: Primary production <u>and ancillary</u> activities within highly productive land. Otherwise RPROZ-R19 17 would default to non-complying activity status. (Inferred relief requested)	Open Submission
RPROZ - Rural Production Zone /Issues /RPROZ-I7: Expanding the economic base for primary production can introduce different types of activities into the rural zones	Matthew Morley	83.1	Oppose	Opposes the zoning of 33 Rogers Road as Rural Production Zone. Instead seeks Rural Settlement Zone for the reasons outlined in the submission.	Amend the zoning of 33 Rogers Road to Rural Settlement	Open Submission

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RPROZ - Rural Production Zone /RPROZ - Rural Production Zone /	Rebecca Eng	99.81	Support	While there are no existing National Grid assets within the Rural Production Zone, provisions relating to the development of the National Grid are contained in the Network Utilities Chapter. On the basis the Rural Production Zone Chapter does not apply to Network Utilities (and specifically the National Grid) in relation to the development of the National Grid, Transpower seeks no relief in relation to the Rural Production Zone (RPROZ). Should the RPROZ apply, Transpower seeks provisions in the chapter to give effect to the NPSET.	On the basis the Rural Production Zone Chapter does not apply to Network Utilities (and specifically the National Grid) in relation to the development of the National Grid, Transpower seeks no relief in relation to the Rural Production Zone (RPROZ). Should the RPROZ apply, Transpower seeks provisions in the chapter to give effect to the NPSET	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P1: Use or development of highly productive land	Deborah Burnside	126.1	Amend	Considers this policy too onerous on mapped productive land, considers the drafting to be above the intent of NPS-HPL. Specifically seeks that home occupants are considered appropriate on productive land.	Amend this policy to more accurately reflect the NPS-HPL, including any changes to the NPS-HPL made by the new government in advance of the PDP being made operative.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R12: Home business	Deborah Burnside	126.2	Amend	Considers this rule too onerous on small business on mapped productive land. Seeks flexibility where businesses seek to establish in an existing building.	Amend RPROZ-R12A to delete condition (8), or alternatively amend condition (8) to state the home business on highly productive land should not occur outside of established buildings. Amend RPROZ-R12B to delete the requirement for infringing condition (8) to be a non-complying activity and instead include it as a restricted discretionary activity.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S1: Yards	Nick Wakefield	131.7	Support	The submitter supports the RPROZ-S1: Yards Standard as having been successfully rolled-over from the Operative Plan consistent with achieving its Objectives and Policies; reducing productive land lost to the built form; and having proven able to address potential reverse sensitivity effects.	Retain Standard RPROZ-S1: Yards as notified. (Inferred relief requested)	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O1: Activities on highly productive land	Jimmy Guerin	134.16	Support	Considers that RPROZ-O1: Activities on highly productive land is an important part of protecting primary production.	Retain RPROZ-O1: Activities on highly productive land as notified.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O2: Activities on non-highly productive land	Jimmy Guerin	134.17	Support	Considers that RPROZ-O2: Activities on non-highly productive land is an important part of protecting primary production and ancillary activities.	Retain RPROZ-O2: Activities on non-highly productive land as notified.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O4: Reverse sensitivity	Jimmy Guerin	134.18	Support	The submitter considers that RPROZ-O4: Reverse sensitivity is an important part of protecting primary production activities from reverse sensitivity.	Retain RPROZ-O4: Reverse sensitivity as notified.	Open Submission
RPROZ - Rural Production Zone /Objectives /General	Jimmy Guerin	134.19	Amend	Considers that a new Objective for functional / operational activities should be added that support primary production and need to be located in the RPROZ - Rural Production Zone.	Amend the RPROZ Objectives by including the following: <u>RPROZ-OXXX: Non-primary production activities that support primary production or rely on a rural location or have a functional or operational need to locate in the Rural Production Zone are provided for.</u>	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P6: Reverse sensitivity	Jimmy Guerin	134.20	Support	Considers that RPROZ-P6: Reverse sensitivity is an important part of protecting primary production and ancillary activities from reverse sensitivity.	Retain RPROZ-P6: Reverse sensitivity as notified.	Open Submission
RPROZ - Rural Production Zone /Policies /General	Jimmy Guerin	134.21	Amend	Considers that Policies should enable activities supporting primary production that have a functional / operational need to be located in the RPROZ - Rural Production Zone.	Amend the RPROZ - Policies Section by including the following: <u>RPROZ-P8: Compatible activities.</u> <u>a. Enable primary production activities that are compatible with the purpose, character, and amenity values of the Rural Production Zone.</u> <u>b. Provide for other activities that have a functional need or operational need to be located in the Rural Production Zone that are not incompatible with primary production.</u>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R1: Primary production activities outside highly productive land	Jimmy Guerin	134.22	Amend	The submitter considers that primary production ancillary activities should be amended for inclusion in RPROZ-R1 otherwise RPROZ-R19 would see it default to non-complying activity status.	Amend the RPROZ-R1 title as follows: RPROZ-R1: Primary production <u>and ancillary</u> activities outside highly productive land. Otherwise RPROZ-R19 17 would see it default to non-complying activity status. (Inferred relief requested)	Open Submission

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RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R2: Primary production activities within highly productive land	Jimmy Guerin	134.23	Amend	The submitter considers that RPROZ-R2: Primary production activities within highly productive land should be amended to include ancillary activities otherwise RPROZ-R19 would default to non-complying activity status.	Amend RPROZ-R2: Primary production activities by including the following wording: RPROZ-R2: Primary production <u>and ancillary</u> activities within highly productive land. Otherwise RPROZ-R 19 <u>17</u> would default to non-complying activity status. (Inferred relief requested)	Open Submission
RPROZ - Rural Production Zone /Objectives	Deborah Burnside	147.1	Amend	Concerns the ability to enable home and other businesses to operate on rural productive land in a way that ensures the rural uses (rural production activities) can continue in an economically viable way. Seeks to enable additional housing developments to occur on land for family members.	Seeks to amend objective to enable home business and other businesses to operate on rural productive land in an effort to support rural productive uses to be continued in a viable fashion. Amend to enable housing developments on the rural property for family members.	Open Submission
RPROZ - Rural Production Zone /Introduction /	James Witham	165.62	Support	Supports the introduction as it appropriately introduces some of the high level issues of the Rural Production Zone.	Retain the introduction as notified	Open Submission
RPROZ - Rural Production Zone /Issues /RPROZ-I1: The use of rural land for primary production provides economic opportunities	James Witham	165.63	Support	Support the issue as it appropriately identifies key issues for productive soils and the Rural Production Zone.	Retain RPROZ-I1: The use of rural land for primary production provides economic opportunities as notified.	Open Submission
RPROZ - Rural Production Zone /Issues /RPROZ-I2: The irreversible loss of versatile soils and highly productive land to urbanisation and inappropriate use and development	James Witham	165.64	Support	Supports issue as it appropriately identifies key issues for productive soils and the Rural Production Zone.	Retain RPROZ-I2: The irreversible loss of versatile soils and highly productive land to urbanisation and inappropriate use and development as notified	Open Submission
RPROZ - Rural Production Zone /Issues /RPROZ-I3: The life-supporting capacity of versatile soils and highly productive land is to be protected	James Witham	165.65	Support	Supports issue as it appropriately addresses the issues facing productive soils in the Productive Rural Zone.	Retain RPROZ-I3: The life supporting capacity of versatile soils and highly productive land is to be protected as notified.	Open Submission
RPROZ - Rural Production Zone /Issues /RPROZ-I4: Rural character and amenity can be undermined by increased development	James Witham	165.66	Support	Supports the issue however, the amenity of the zone includes functional buildings, structures and machinery used for land based primary production in the zone. Similarly, non-rural development can be sensitive to the amenity requirements from primary production activities.	Amend RPROZ-I4: Rural character and amenity can be undermined by increased development as follows or alternative and any consequential relief required to address the matters raised in the submission: Increased development can dominate the rural landscape and compromise the low density built form and open space qualities of the rural setting and/or character. Rural character includes key elements of spaciousness, vegetation, minimal buildings, low-density built form, and a primary production-oriented working environment. <u>This includes a number of basic and functional buildings, structures and machinery used to support land based primary production.</u> Important amenity values include an uncluttered landscape, a rural outlook, waterbodies, livestock, trees, shelterbelts, crops and pasture, and reasonable separation between buildings or clusters of buildings. Pressure to expand urban development into rural zoned areas and increases in the area of land covered by buildings, structures, and road can have adverse effects on rural amenity values and conflict with the rural character of the zone. While roadside stalls and home business support economic activity and are important for many rural holdings, other non-rural uses may have adverse effects on rural amenity, <u>be sensitive to the operational requirements of rural activities</u> , create traffic problems, and compete with activities in the city's commercial areas.	Open Submission

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RPROZ - Rural Production Zone /Issues /RPROZ-I5: Reverse sensitivity needs to be managed to ensure primary production activities can operate	James Witham	165.67	Amend	Supports the policy generally, however, the definition of 'reverse sensitivity' is narrow and only applies in circumstances where activities are established and more sensitive activities establish later. Notes that the National Policy Statement for Highly Productive Land directs priority to be given to land based primary production on Highly Productive Land, regardless of when it is established. the Objectives and Policies of the Proposed Napier District Plan, supports primary production on Versatile Soils and the Rural Production Zone generally. Considers that where sensitive activities are established and there is a change from one land based primary production activity to another, the term 'reverse sensitivity' does not apply. The effects of land based primary production should be prioritised and sensitivity issues managed. In addition, the effects of primary production activities may be from locations that are more than just adjacent. A broader description is appropriate.	Amend RPROZ-I5: Reverse sensitivity needs to be managed to ensure primary production activities can operate as follows or alternative and any consequential relief required to address the matters raised in the submission: There is potential for reverse sensitivity effects where conflicts arise between existing or changes in rural land uses, and new types of rural production and neighbouring residential and non-rural land uses. Reverse S sensitivity effects need to be managed so as not to constrain land-based primary production activities and to protect the productive potential of the land and the viability of activities that rely on the rural area. Residential and rural-residential land uses in a rural environment can compromise adjacent rural land uses through complaints about the effects of rural activity, including noise and odour. The levels of amenity within the Rural Production Zone are different to those in a residential zone, and there is potential for conflict particularly at the interface of zone boundaries.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O1: Activities on highly productive land	James Witham	165.68	Amend	Supports objective generally but considers that it requires amendment to appropriately reflect the matters set out in the National Policy Statement for Highly Productive Land, including the prioritisation of land based primary production on Highly Productive Land.	Amend RPROZ-O1: Activities on highly productive land as follows or alternative and any consequential relief required to address the matters raised in the submission: Highly productive land is protected <u>and prioritised</u> for use in land-based primary production, both now and for future generations.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O2: Activities on non-highly productive land	James Witham	165.69	Support	Supports as the objective appropriately supports primary production activities on versatile soils.	Retain RPROZ-O2: Activities on non-highly productive land as notified.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O4: Reverse sensitivity	James Witham	165.70	Amend	Supports the policy generally, however, the definition of 'reverse sensitivity' is narrow and only applies in circumstances where activities are established and more sensitive activities establish later. Notes that the National Policy Statement for Highly Productive Land directs priority to be given to land based primary production on Highly Productive Land, regardless of when it is established. the Objectives and Policies of the Proposed Napier District Plan, supports primary production on Versatile Soils and the Rural Production Zone generally. Considers that where sensitive activities are established and there is a change from one land based primary production activity to another, the term 'reverse sensitivity' does not apply, however, the effects of land based primary production should be prioritised and sensitivity issues managed.	Amend RPROZ-O4: Reverse sensitivity as follows or alternative and any consequential relief required to address the matters raised in the submission: RPROZ-O4: Reverse sensitivity <u>Activities sensitive to rural amenity</u> Non-rural activities must support primary production and avoid or otherwise mitigate reverse sensitivity effects that may compromise rural activities.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O5: Cumulative effects	James Witham	165.71	Support	Supports as the objective appropriately sets a framework for managing cumulative effects on highly productive land.	Retain RPROZ-O5 Cumulative effects as notified.	Open Submission

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RPROZ - Rural Production Zone /Policies /RPROZ-P1: Use or development of highly productive land	James Witham	165.72	Amend	Notes that the policy attempts to express the matters set out in 3.9 to 3.13 of the National Policy Statement of Highly Productive Land. However considers that it does not do so in a way that gives effect to it in an accurate manner, which consequentially amends the directed policy framework and therefore, the policy does not give effect to the National Policy Statement for Highly Productive Land.	<p>Amend RPROZ-P1: Use or development of highly productive land as follows or alternative and any consequential relief required to address the matters raised in the submission:</p> <p>RPROZ-P1: Use or development of highly productive land Ensure</p> <p><u>1. Highly Productive Land and Versatile Land is used for, and priority given to, appropriate land based primary production and;</u></p> <p>2. the inappropriate use or development of Highly Productive Land and Versatile Land <u>is avoided, except that;</u></p> <p><u>a. The uses set out in section 3.9 of the National Policy Statement for Highly Productive Land are not inappropriate, and</u></p> <p><u>b. The maintenance, operation or upgrade of existing activities is enabled;</u></p> <p><u>While</u></p> <p>c. minimises or mitigates <u>minimising or mitigating</u> any actual or potential cumulative loss of the availability or productive potential of highly productive land by: <u>and,</u></p> <p>d. It avoids the fragmentation of large of geographically cohesive areas of productive land <u>is avoided, and</u></p> <p>e. <u>Reverse sensitivity effects are avoided if possible or</u></p>	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P2: Rural land use outside of highly productive land	James Witham	165.73	Amend	Supports policy generally, however, should be amended to recognise the priority given to land based primary production by the National Policy Statement for Highly Productive Land.	<p>RPROZ-P2: Rural land use outside highly productive land</p> <p>Primary production activities continue to have <u>priority</u> access to versatile land by:</p> <p>a. enabling rural industry outside of highly productive land;</p> <p>b. ensuring that activities that remove vegetation and alter the contour of the land do not cause the loss of versatile soils through earthworks or habitats of indigenous species located in water margins;</p> <p>c. ensuring that versatile soil remains available for rural production activities, and</p> <p>d. avoiding activities that are incompatible with primary production activities.</p>	Open Submission

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RPROZ - Rural Production Zone /Policies /RPROZ-P3: Rural character and amenity	James Witham	165.74	Amend	Supports the policy, however, c. does not reflect the actual or potential amenity of buildings associated with a largely working environment. Considers that the amenity associated with primary production activities is not appropriately identified and provided for and therefore does not give effect to the National Policy Statement for Highly Productive Land.	Amend RPROZ-P3: Rural character and amenity as follows or alternative and any consequential relief required to address the matters raised in the submission: RPROZ-P3: Rural character and amenity Rural areas retain a sparse building density, open character, natural features, amenity values, and a sense of openness, with the elements that characterise an area as Rural Production Zone including: a. a landscape dominated by openness and vegetation; b. significant visual separation between residential buildings on neighbouring properties; c. buildings are generally integrated into a predominantly natural setting functional buildings and machinery associated with primary production; and d. there are natural character elements of waterways, waterbodies, indigenous vegetation and natural landforms, including the coastal environment and ; e. <u>noise, odour, light, vibration and glare associated with primary production activities.</u>	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P5: Protection of rural values	James Witham	165.75	Support	Supports as the policy appropriately managed rural productive amenity, subject to the relief sought by the submitter regarding RPRO-P3 Rural character and amenity.	Retain RPROZ-P5: Rural character and amenity as notified, subject to the relief sought by the submitter for RPRO-P3 Rural character and amenity being accepted.	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P6: Reverse sensitivity	James Witham	165.76	Amend	Supports the policy generally, however, the definition of 'reverse sensitivity' is narrow and only applies in circumstances where activities are established and more sensitive activities establish later. Notes that the National Policy Statement for Highly Productive Land directs priority to be given to land based primary production on Highly Productive Land, regardless of when it is established. the Objectives and Policies of the Proposed Napier District Plan, supports primary production on Versatile Soils and the Rural Production Zone generally. Considers that where sensitive activities are established and there is a change from one land based primary production activity to another, the term 'reverse sensitivity' does not apply. In addition, for clarity, the term 'constructed' has been included as an action to more clearly provide for mitigation measures such as the installation of insulation as an example.	Amend RPROZ-P6: Reverse sensitivity as follows or alternative and any consequential relief required to address the matters raised in the submission: RPROZ-P6: Reverse sensitivity <u>and conflicts of uses</u> Manage the establishment, design, <u>construction</u> and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible or otherwise mitigate any actual or potential <u>sensitivity and/or</u> reverse sensitivity effects on primary production activities and land-based primary production.	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P7: Cumulative effects	James Witham	165.77	Support	Support as the policy generally appropriately reflects the matters set out and gives effect to the National Policy Statement for Highly Productive Land.	Retain RPROZ-P7: Cumulative effects as notified	Open Submission

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RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R1: Primary production activities outside highly productive land	James Witham	165.78	Amend	Considers that several of the matters of discretion are without policy foundation. It is unclear why fire and pest control is necessary or appropriate for any or minor non-compliance with any or all of the required standards. Considers that it is difficult to find a causal nexus for most performance standards that a proposal would be non-compliant with and these matters. Also there is no policy foundation for these matters and no specific controls relating to matters of discretion under the permitted baseline, or specific relevant rules dealt with elsewhere for example, cultural and natural values. There are no criteria supporting the protection of and appropriate use of land for land based primary production.	Amend PRPROZ-R1: Primary Production activities outside Highly Productive Land as follows or alternative and any consequential relief required to address the matters raised in the submission: PRPROZ-R1: Primary Production activities outside Highly Productive Land <u>and versatile land</u> Matters of discretion are: 1. Rural characteristics <u>and amenity</u> , and economic values; 2. Risk to public health and safety, and the environment; 3. Fire and pest control; 4. Nature, scale and intensity of land use; 5. Ecological, aquatic and natural values; 6. The cumulative effect of non-compliance with more than one standard; 7. The effects on the open character of the zone; 8. The effects on the safety of people and property;	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R2: Primary production activities within highly productive land	James Witham	165.79	Amend	Considers that Several of the matters of discretion are without policy foundation, for example, it is unclear why fire and pest control is necessary or appropriate for any or minor non-compliance with any or all of the required standards. Considers that it is difficult to find a causal nexus for most performance standards that a proposal would be non-compliant with and these matters. Also considers that there is no policy foundation for these matters and no specific controls relating to matters of discretion under the permitted baseline, or specific relevant rules dealt with elsewhere for example, cultural and natural values. There are no criteria supporting the protection of and appropriate use of land for land based primary production. The ability of a soil scientist on their determining appropriate crops or usability of a piece of land is questionable. Considers that it is more appropriate that this task is undertaken by an agronomist or a combination of the two.	Amend as below PRPROZ-R2: Primary Production activities within Highly Productive Land <u>and versatile land</u> RPROZ-R2A Activity status: Permitted Where: 1. the activity and any buildings or structure complies with all the Rural Production Zone Standards, and 2. The activity is a land based primary production activity RPROZ-R2B Activity Status where conditions and standards of RPROZ-2A are not met: Restricted Discretionary Where: 1. The activity is a supporting activity, and 2. The application complies with RPROZ-R2-REQ1 RPROZ-R2-REQ1 1. Any application under rule RPRO-R2A must include a productive capacity assessment report prepared by a suitably qualified person	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R5: Residential activities and associated buildings and structures (excluding minor residential units)	James Witham	165.80	Support	Support as the rule appropriately limits the introduction of sensitive activities in the Rural Production Zone.	Retain RPROZ-R5: Residential activities and associated buildings and structures (excluding minor residential units) as notified	Open Submission

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RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R6: Minor residential unit	James Witham	165.81	Support	Supports as the rule appropriately limits the introduction of sensitive activities in the Rural Production Zone.	Retain RPROZ-R6: Minor residential unit as notified	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R7: Residential care facility	James Witham	165.82	Support	Support as the rule appropriately limits the introduction of sensitive activities in the Rural Production Zone.	Retain RPROZ-R7: Residential care facility as notified	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R8: Day care centre	James Witham	165.83	Support	Support as the rule appropriately limits the introduction of sensitive activities in the Rural Production Zone.	Retain RPROZ-R8: Day care facility as notified	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R9: Education facility	James Witham	165.84	Support	Supports as the rule appropriately limits the introduction of sensitive activities in the Rural Production Zone.	Retain RPROZ-R9: Education facility as notified	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R10: Travellers' accommodation	James Witham	165.85	Support	Supports as the rule appropriately limits the introduction of sensitive activities in the Rural Production Zone.	Retain RPROZ-R10: Travellers accommodation as notified	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S3: Setback from highly productive land	James Witham	165.86	Amend	Considers that the scale of mapping highly productive land makes practical implementation difficult, though the standard is largely supported. Considers that a 30m setback from a boundary for non-rural activities may be simpler to implement.	Amend RPROZ-S3: Setback from highly productive land as follows or alternative and any consequential relief required to address the matters raised in the submission: RPROZ-S3: Setback from highly productive land Rural Production Zone Purpose: to protect highly productive land and avoid reverse sensitivity effects to land based primary production activities. 1. No residential sensitive activity is located closer than 30 m from highly productive land a boundary with a site zoned Rural Production Zone.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S4: Height	James Witham	165.87	Amend	Considers that the provisions do not adequately provide for frost fans, a recognised part of the rural amenity in the Heretaunga Plains. The provisions in 1 would not include fan blades. Considers that, for clarity, amendment to specifically provide for frost fans would be appropriate and would better give effect to the National Policy Statement for Highly Productive Land.	Amend RPROZ-S4: Height as follows or alternative and any consequential relief required to address the matters raised in the submission: RPROZ-S4: Height Rural Production Zone Purpose: to ensure airport safety, to maintain rural character and amenity, to manage effects of large structures. 1. This standard does not apply to aerials, lines and support structures 2. No part of a building or structure exceeds 9m in height, excluding frost fans which must not exceed 15m. 3. No part of a building, structure, or tree exceeds the Airport Height Control Designation in APP1. Matters of discretion are:.... <u>x. The priority given to land based primary production activities on Highly Productive Land and Versatile Land.</u>	Open Submission

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S5: Building coverage	James Witham	165.88	Amend	Notes that the construction of a frost fan consists of a flush concrete plinth, a low rise engine box, a tower and fan blades. Considers that it is probable in most instances that the low level engine cover will be screened from non-associated properties by the crops and/or shelter cover for that crop which leaves the tall and slim line fan tower and blades. These structures will not result in or exacerbate the bulk effects that the provision outlines in its purpose. Considers that as such it is appropriate, and to better give effect to the National Policy Statement for Highly Productive Land, that they are explicitly excluded from the calculation of building coverage. It is noted that there is no definition of 'gross building area' in the plan.	Amend RPROZ-S5: Building coverage as follows or alternative and any consequential relief required to address the matters raised in the submission: RPROZ-S5: Building coverage Rural Production Zone Purpose: to maintain the rural character, to maintain residential amenity in a rural setting; to control dominance, shading, privacy and sunlight access; and on erosion and waterbodies. 1. Building coverage (measured from gross building area) must not exceed 10% or 2,500m ² of the net site area, whichever is the lesser. Note: Netting structures, <u>frost fans</u> and greenhouses (where crops grown under or within those structures are grown directly in the soil of the site) are excluded from total building coverage calculations.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R3: Rural industry and associated buildings and structures	Sheena McGuire	168.115	Support	Supports this rule which requires any building or structure associated with rural industry to be setback by a minimum of 15m from any site boundary.	Retain as proposed.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R4: Rural produce retail activity	Sheena McGuire	168.116	Amend	Notes that without appropriate setback requirements for rural produce retail activities, there is significant risk of adverse health and safety effects impacting occupants locating activities in proximity to the railway corridor. Seeks a new clause within RPROZ-R4A to require a 5m setback for structures and buildings from the rail corridor.	RPROZ-R4A Activity Status: Permitted Where: 1. The activity is ancillary to a primary production activity located on the same site; 2. The maximum area occupied by a rural produce retail activity is 10 m ² and there is no more than one per site; 3. The activity is not located on or adjacent to a state highway, or arterial road, and 4. The stall selling produce is located on the same site where the produce is grown. <u>5. No part of any building or structure may be located within a 5m setback from a boundary shared with a rail corridor.</u>	Open Submission

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S1: Yards	Sheena McGuire	168.117	Amend	Notes that the RPROZ Chapter does not contain a specific rail corridor building setback standard. Instead, the rail corridor boundary is assessed as a side or rear yard site boundary and a 6m building setback applies. Seeks a new clause within RPROZ-S1 to specifically require a 6m setback for structures and buildings from the rail corridor for clarity. Matters of discretion are also sought in the case that the setback cannot be achieved.	<p>Amend as follows:</p> <ol style="list-style-type: none"> 1. Front yard: <ol style="list-style-type: none"> a. no part of a building (including eaves and guttering) is erected closer than 7.5 m to the road boundary. 2. Side and rear yards: <ol style="list-style-type: none"> a. no part of a building is erected closer than 6 m from any side or rear boundary. 3. Rail corridor setbacks: <ol style="list-style-type: none"> a. <u>No part of any building or structure may be located within a 5m setback from a boundary shared with a rail corridor.</u> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. Scale and intensity of land use; 2. Scale, height, bulk, setbacks, and built form; 3. Risk to public health and safety and the environment; 4. Cumulative effect; 5. The effects on rural character; 	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P1: Use or development of highly productive land	Angela McFlynn	169.11	Amend	Considers that policies of the district plan should be consistent with the NPS-HPL. Notes that the NPS-HPL does not restrict the use of highly productive land to land-based primary production activities. Considers that the policy should be amended to provide certainty to the public regarding the nature of activities that are not land based primary production activities, but are considered appropriate in this location (e.g., supporting activities such as owners/farm managers accommodation).	Amend to include reference to activities that are considered appropriate as specified in clause s3.9(2) of the NPS-HPL.	Open Submission

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R5: Residential activities and associated buildings and structures (excluding minor residential units)	Angela McFlynn	169.12	Amend	Notes that the construction of one dwelling on a rural property to provide accommodation for the owner or farm manager is specifically anticipated by the NPS-HPL as a supporting activity. Considers it inappropriate to prevent the owner of a property from residing on their land, or where they reside elsewhere, providing on-site farm manager accommodation for security. Considers the permitted size of buildings for supporting activities is appropriately controlled by Standard RPROZ-S5 – Building coverage. Notes that intentional inconsistency with NPS-HPL would require the removal of the reference to “subdivision” from any evaluation report required to support an application for land use consent.	<p>Amend to:</p> <p>RPROZ-R5: Residential activities and associated buildings and structures (excluding minor residential units)</p> <p>RPROZ-R5A</p> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity complies with all of the Rural Production Zone Standards. One residential unit per site where the net site area of the site is larger than 2,500 m2. The activity is not located on highly productive land. <p>RPROZ-R5B</p> <p>Activity Status where condition 3 is not met: Restricted Discretionary</p> <p>-</p> <p>Where:</p> <p>-</p> <p>The activity is ancillary to land-based primary production activity within the same site.</p>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R6: Minor residential unit	Angela McFlynn	169.13	Amend	Considers that the construction of minor residential unit on a rural property to provide accommodation for the owner or farm manager is specifically anticipated by the NPS-HPL as a supporting activity. Considers it inappropriate to prevent the owner of a property from residing on their land, or where they reside elsewhere, providing on-site farm manager accommodation for security. Considers the permitted size of buildings for supporting activities is appropriately controlled by Standard RPROZ-S5 – Building coverage. Notes that intentional inconsistency with NPS-HPL would require the removal of the reference to “subdivision” from any evaluation report required to support an application for land use consent.	<p>Amend as follows:</p> <p>RPROZ-R6: Minor residential unitRPROZ-R6A</p> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity complies with all of the Rural Production Zone standards. One minor residential unit per site where the site is larger than 5,000 m2; and <ol style="list-style-type: none"> The minor residential residential unit is less than 80 m2 in gross floor area; The minor residential unit shares access with the primary residential unit onsite. The activity is not located on Highly Productive Land. <p>-</p> <p>RPROZ-R6B</p> <p>Activity Status where condition RPROZ-R6A 3 is not met: Restricted discretionary</p> <p>-</p> <p>Where:</p> <p>The activity is ancillary to the land-based primary production activity within the same site. The application complies with RPROZ-R6B REQ1</p> <p>-</p> <p>RPROZ-R6B REQ1</p> <p>-</p> <p>Amend to include RPROZ-R6A and include a condition</p>	Open Submission

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R10: Travellers' accommodation	Angela McFlynn	169.14	Amend	Considers the name of the rule should be amended to "Visitor Accommodation" to be consistent with the definitions provided within the District Plan. Considers that existing buildings should be able to be used for this purpose without the need to first obtain a resource consent.	Amend to:RPROZ-R10: Travellers' <u>Visitor</u> accommodation Activity Status: Non-complying RPROZ-R10A Activity Status: Non-Complying Permitted <u>Where:</u> <u>1. The activity is being carried out within an existing residential building.</u> <u>RPROZ-ROB</u> <u>Activity Status where conditions are not met: Non-Complying</u> <u>NA</u>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R12: Home business	Angela McFlynn	169.15	Amend	Considers that home occupations are frequently carried out within an existing dwelling / accessory building. Considers that it is irrelevant whether the existing building has been established on highly productive land, and this in itself should not be a trigger for requiring resource consent.	Amend to: RPROZ-R12: Home business RPROZ-R12A Activity Status: Permitted <u>Where:</u> ... <u>8. The activity is not located on highly productive land, or will be carried out within an existing building.</u>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S3: Setback from highly productive land	Angela McFlynn	169.17	Oppose	Opposes the 30m setback from the boundary of any highly productive land is excessive, and not necessary protect against reverse sensitivity effects from residential activities. Considers that the setbacks required under standard RPROZ-S1 are sufficient and that the setback should also relate only to highly productive land on an adjoining title. Considers this is neither sensible nor practical to require a residential activity to be located 30m from highly productive land contained within the same property.	Delete this standard.	Open Submission
RPROZ - Rural Production Zone /Issues /RPROZ-I6: Some rural land uses have cumulative effects on natural and physical resources	Jeremy Harding	177.5	Oppose	Considers the Rural Production Zone primary function is for primary production, but is geared towards agriculture, horticulture, and viticulture land uses and not primary production as defined in the Interpretation section of the proposed plan ie not quarrying. This is made clear in the chapter's introduction and throughout. Sometimes the term land-based primary production activities is used but it still excludes quarrying. RPROZ-I6 goes as far as specifying gravel extraction and quarrying as activities which are depleting natural resources.	No relief sought.	Open Submission

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /Policies /RPROZ-P3: Rural character and amenity	Angela McFlynn	189.30	Amend	Considers that the separation between residential buildings on properties is a private matter between neighbours by virtue of the Deemed Permitted Boundary Activity provisions of the RMA, and is not something that can be dictated by Council.	<p>Amend RPROZ-P3: Rural character and amenity as follows:</p> <p>RPROZ-P3: Rural character and amenity</p> <p>Rural areas retain a sparse building density, open rural character, natural features, amenity values, and a sense of openness, with the elements that characterise an area as Rural Production Zone including:</p> <ul style="list-style-type: none"> a. a landscape dominated by openness and vegetation; b. significant visual separation between residential buildings on neighbouring properties; c. buildings are generally integrated into a predominantly natural setting, and d. there are natural character elements of waterways, waterbodies, indigenous vegetation and natural landforms, including the coastal environment. <p>Relates to RPROZ-O1, RPROZ-O2, RPROZ-O3, RPROZ-O4, and RPROZ-O5</p>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R2: Primary production activities within highly productive land	Angela McFlynn	189.31	Amend	Considers that with regards to RPROZ-R2-REQ1 it is inappropriate to require evidence to confirm that subdivision will not result in adverse effects in association with applications for land use consent that do not include subdivision.	Amend RPROZ-R2-REQ1 and remove the requirement to evaluate the effects of subdivision where no subdivision is actually proposed.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R3: Rural industry and associated buildings and structures	Angela McFlynn	189.32	Amend	Considers that this RPROZ-R3: Rural industry and associated buildings and structures Rule as written requires restricted discretionary resource consent for any rural industry and associated buildings and structures on land that is not highly productive land.	<p>Amend RPROZ-R3: Rural industry and associated buildings and structures as follows:</p> <p>RPROZ-R3A</p> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity complies with all the Rural Production Zone Standards except RPROZ-S1 Yards, RPROZ-S4 Height, and RPROZ-S5 Building coverage; 2. Any outdoor storage associated must be screened from view of any adjacent sites and public open space; 3. Any building or structure must be a minimum of 15 m from any site boundary; 4. Any building or structure is no more than 15 m in height; 5. The maximum gross floor area of any building is 700m², and 6. The <u>If the</u> activity is located within highly productive land, <u>it</u> and is a supporting activity. 	Open Submission

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R5: Residential activities and associated buildings and structures (excluding minor residential units)	Angela McFlynn	189.33	Amend	<p>Considers that the construction of one dwelling on a rural property to provide accommodation for the owner or farm manager is specifically anticipated by the NPS-HPL as a supporting activity. It is inappropriate to prevent the owner of a property from residing on their land, or where they reside elsewhere, providing on-site farm manager accommodation for security.</p> <p>The permitted size of buildings for supporting activities is appropriately controlled by Standard RPROZ-S5 – Building coverage.</p> <p>Note: if it is Council’s intention to adopt a district plan that is inconsistent with the NPS-HPL, the reference to “subdivision” should be removed from any evaluation report required to support an application for land use consent.</p>	<p>Amend RPROZ-R5: Residential activities and associated buildings and structures (excluding minor residential units) as follows:</p> <p>RPROZ-R5: Residential activities and associated buildings and structures (excluding minor residential units) RPROZ-R5A Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity complies with all of the Rural Production Zone Standards. 2. One residential unit per site where the net site area of the site is larger than 2,500 m2. 3. The activity is not located on highly productive land. <p>RPROZ-R5B</p> <p>Activity Status where condition 3 is not met: Restricted-Discretionary</p> <p>Where:</p> <p>The activity is ancillary to land-based primary production activity within the same site. The application complies with RPROZ-R5B-REQ1.</p> <p>RPROZ-R5B-REQ1</p>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R6: Minor residential unit	Angela McFlynn	189.34	Amend	<p>Considers a minor residential unit provides for supporting activities on the site.</p>	<p>Amend RPROZ-R6: Minor residential unit as follows:</p> <p>RPROZ-R6: Minor residential unit</p> <p>RPROZ-R6A Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity complies with all of the Rural Production Zone standards. 2. One minor residential unit per site where the site is larger than 5,000 m2; and <ol style="list-style-type: none"> a. The minor residential residential unit is less than 80 m2 in gross floor area; b. The minor residential unit shares access with the primary residential unit onsite. 3. The activity is not located on Highly Productive Land. <p>RPROZ-R6B</p> <p>Activity Status where condition RPROZ-R6A-3 is not met: Restricted discretionary</p> <p>Where:</p> <p>The activity is ancillary to the land-based primary production activity within the same site. The application complies with RPROZ-R6B-REQ1.</p> <p>RPROZ-R6B-REQ1</p> <p>Any application under rule RPROZ-R6A must include a productive-use commitment to be met on the site with the following:</p>	Open Submission

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R10: Travellers' accommodation	Angela McFlynn	189.35	Amend	Considers the name of the Rule RPROZ-R10: Travellers' accommodation should be amended to "Visitor Accommodation" to be consistent with the definitions provided within the District Plan.Existing buildings should be able to be used for this purpose without the need to first obtain a resource consent.	Amend RPROZ-R10: Travellers' accommodation as follows: RPROZ-R10: Travellers <u>Visitors</u> accommodation Activity Status: Non-complying RPROZ-R10A Activity Status: Non-Complying <u>Permitted</u> <u>Where:</u> <u>1. The activity is being carried out within an existing residential building.</u> <u>RPROZ-ROB</u> Activity Status where conditions are not met: <u>Non-Complying</u>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R12: Home business	Angela McFlynn	189.36	Amend	Considers that Home occupations are frequently carried out within an existing dwelling / accessory building. In this case it is irrelevant whether the existing building has been established on highly productive land, and this in itself should not be a trigger for requiring resource consent.	Seeks to amend RPROZ-R12: Home business as follows: RPROZ-R12A Activity Status: Permitted <u>Where:</u> 1. The activity complies with all of the Rural Production Zone Standards; 2. The site must be occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence; 3. No more than three persons work on the site who reside outside the dwelling unit; 4. At all times, the home business must remain incidental and secondary to the use of any buildings for residential purposes; 5. The area of the home occupation must not exceed 30% of the gross floor area of the dwelling unit if located within the dwelling unit and/or 80 m2 if located in an accessory building; 6. Any external storage must be screened from view of any adjacent properties and public open space; 7. Retailing of goods must not occur from the site, and 8. The activity is not located on highly productive land, <u>or will be carried out within an existing building.</u>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S3: Setback from highly productive land	Angela McFlynn	189.37	Oppose	Considers a 30m setback in RPROZ-S3: Setback from highly productive land from the boundary of any highly productive land is excessive, and not necessary protect against reverse sensitivity effects from residential activities. The setbacks required under standard RPROZ-S1 are sufficient. The setback should also relate only to highly productive land on an adjoining title. It is neither sensible nor practical to require a residential activity to be located 30m from highly productive land contained within the same property.	Delete RPROZ-S3: Setback from highly productive land in its entirety.	Open Submission
RPROZ - Rural Production Zone /Policies /	Fleur Lincoln Napier City Council	196.53	Amend	There is no specific policy guidance in the rural zones for minor residential units. To ensure that these are appropriately managed to achieve the objectives for the rural zones including in relation to highly productive land and rural amenity, an additional policy is sought in terms of how minor residential units are approached.	Add a new policy "To enable appropriate Minor Household units in rural zones, where they provide for separate accommodation in a manner that is visually integrated with the Principal Household Unit." Or similar alternative relief.	Open Submission

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R6: Minor residential unit	Fleur Lincoln Napier City Council	196.55	Amend	There is no requirement under the rules for minor residential units to be within close proximity to the principal residential unit. This could result in significant visual amenity and rural character effects, as well as resulting in further fragmentation of highly productive land including through provision of separate driveways etc.	Add new activity conditions for minor residential units (as a separate activity rule) as follows: a) Sites less than 100ha The Minor Household Unit shall be separated from the Principal Household Unit by a maximum distance of 6 metres on all sites less than 100ha in rural zones. b) Sites of 100 ha or greater The Minor Household Unit shall be separated from the Principal Household Unit by a maximum distance of 30 metres on all sites of 100ha or greater in rural zones. Or similar alternative relief.	Open Submission
RPROZ - Rural Production Zone /Assessment criteria /	Fleur Lincoln Napier City Council	196.57	Amend	There is currently no guidance in the rural zones for how to assess minor residential units that do not comply with the permitted activity standards. Matters of discretion and assessment criteria should provide guidance to ensure that these do not detract from the relevant objectives and policies for the zones.	Add matters of discretion and assessment criteria relating to rural character, external appearance, landform modification, density, visual impact, access, and highly productive land.	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P3: Rural character and amenity	Fleur Lincoln Napier City Council	196.83	Amend	The wording of Policy RPROZ-P3(c) could be improved to assist in implementation.	Amend bullet point 3 as follows (or similar relief): buildings are generally integrated into a predominantly natural setting the rural environment.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /	Fleur Lincoln Napier City Council	196.92	Amend	The NPS-HPL enables the continuation of existing activities on highly productive land through clause 3.11, provided any loss of productive land from those activities is minimised. This allows for the maintenance, operation or upgrade of activities that benefitted from existing use rights at the time the NPS-HPL commenced. The Rural Production Zone includes RPROZ-P1(b) to reflect this policy direction in the PDP. However, there are no specific rules relating to the maintenance, operation or upgrade of existing activities on highly productive land.	Add a new rule specifically enabling the maintenance, operation or upgrade of activities existing at the time the NPS-HPL commenced as a restricted discretionary activity to enable an assessment of the degree of loss of productive land Or Amend the activity status within existing rules for infringing the standard relating to highly productive land, providing a restricted discretionary activity status for the continuation of existing activities Or similar relief to achieve the relevant policy direction of the NPS-HPL.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /General	Georgina McPherson	215.130	Oppose	Oppose the RPROZ rules as they do not provide for existing service stations activities, including any alterations or additions to the existing activity. Alterations or additions is a discretionary activity or a non-complying activity under rule RLZ-R8. This is overly restrictive with respect to existing activities. The Fuel Companies seek a new discretionary activity for service stations, subject to it being an addition, alteration or rebuild to that activity. In addition, a consequential change is needed to the definition of 'alteration or addition' as the current definition relates only to heritage buildings or structure.	Add new rule as follows: <u>RPROZ-RX: Service stations Activity status: Discretionary</u> Where: <u>1. The activity is an addition, alteration or redevelopment of an existing service station.</u>	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O1: Activities on highly productive land	Dominic Adams	221.9	Support	Objectives in the plan that protect primary production are important.	Seeks to retain the objective.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O2: Activities on non-highly productive land	Dominic Adams	221.10	Support	Objectives in the plan that protect primary production and ancillary activities are important.	Retain the objective.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O4: Reverse sensitivity	Dominic Adams	221.11	Support	It is important to protect primary production activities from reverse sensitivity effects.	Seeks to retain the objective.	Open Submission
RPROZ - Rural Production Zone /Objectives /	Dominic Adams	221.12	Amend	Objectives in the plan should recognise activities that support primary production or have a functional need to be located in the RPROZ.	Seeks to Insert new objective: <u>Non-primary production activities that support primary production or rely on a rural location or have a functional or operational need to locate in the Rural Production Zone are provided for.</u>	Open Submission

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /Policies /	Dominic Adams	221.13	Amend	Policies in the plan should enable activities that support primary production or have a functional need to be located in the RPROZ.	Seeks to Insert new policy: <u>Compatible activities.</u> <u>a. Enable primary production activities that are compatible with the purpose, character, and amenity values of the Rural Production Zone.</u> <u>b. Provide for other activities that have a functional need or operational need to be located in the Rural Production Zone that are not incompatible with primary production.</u>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R1: Primary production activities outside highly productive land	Dominic Adams	221.14	Amend	It needs to be clear that ancillary activities to primary production are included in RPROZ-R1 otherwise RPROZ-R19 Noncomplying would apply as there is no other specific rule providing for ancillary activities to primary production.	Amend title to: Primary Production <u>and ancillary activities</u> outside highly productive land.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R2: Primary production activities within highly productive land.	Dominic Adams	221.15	Amend	It needs to be clear that ancillary activities to primary production are included in RPROZ-R2 otherwise RPROZ-R19 Noncomplying would apply as there is no other specific rule providing for ancillary activities to primary production.	Amend title to: Primary Production <u>and ancillary activities</u> within highly productive land.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R13: Relocated buildings	Sean Thompson	225.6	Amend	<p>Considers that it is not self-evident from the analysis and rationale in the proposed plan, including in terms of s 32 RMA, why relocated buildings should be classified as non-complying in the NCZ, LCZ, LFRZ, LIZ and GIZ. It is accepted that relocated buildings should be discretionary in the Natural Open Space Zone, and there may be urban design and other considerations applicable to the Town Centre Zone and City Centre Zone which warrant different treatment.</p> <p>Since a 2004 Central Otago Environment Court decision most local authorities in New Zealand have either adopted permitted activity classification for relocated buildings (with no standards) or provided for permitted activity status with prescribed performance standards.</p>	<p>Seeks to amend the relocated building activity PDP rules as follows:</p> <p>a. Provide for relocated buildings as a permitted activity (like RPROZ-R13) in all relevant zones, excepting where a specified heritage or conservation or urban design consideration applies;</p> <p>b. For the relocated building rules in all zones, the removal of the requirement to deposit a monitoring fee at the same time as submitting the relocated building report;</p> <p>c. Amending the performance standards in relation to relocated buildings in accordance with the wording in the attached Schedule 1 (which can be found in the attached submission), to provide for:</p> <p>i. modification of the performance timeframes such that relocation on permanent foundation is required within two months, and twelve months is allowed for the completion of all reinstatement works;</p> <p>ii. provision for a pre-inspection report in the same or similar form as found in Schedule 2 (which can be found in the attached submission).</p> <p>Consequential or further relief including to the relevant objectives, policies and provisions of the PDP in order to give effect to relief sought.</p> <p>(The reasons are stated in detail in the full submission)</p>	Open Submission

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /Objectives /General	Sian Stirling Jessica Ensing	231.60	Amend	<p>Understand the importance of protecting the purpose of the zone, the rural character and productive soils from non-rural activities. However, the Ministry still has an obligation to provide educational support to rural communities. If any communities within the RPZ zone were to grow, they may require a new school or day care centre to provide for their social well-being. The Ministry only provides these educational facilities in rural zones if there is a demand for them. Rural educational facilities are often small in scale to cater for the small rural communities and to minimize the impact on amenity.</p> <p>The Ministry requests that a new objective is added to the RPROZ to acknowledge that some non-rural activities are required in rural zones to support those rural communities.</p> <p>The Ministry can also appreciate that council would likely prefer that educational facilities were located in nearby settlement zones.</p> <p>However, it is hard to predict how rural communities will change and grow over the next 10 years, and it is important that any zone that enables a residential community of some sort provides for educational facilities within the zoning provisions. This will enable the Ministry to</p> <p>continue to supply access to education for all of Napier.</p>	<p>Seeks to Amend RPROZ to add the following new objective:</p> <p><u>RPROZ-OX</u></p> <p><u>Non-Rural activities</u></p> <p><u>Non-rural activities align with the character and amenity of the Rural Production Zone and provide for the community's social, economic, and cultural wellbeing.</u></p>	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P6: Reverse sensitivity	Sian Stirling Jessica Ensing	231.61	Support	Supports RPROZ-P6 as it encourages sensitive activities (like educational facilities) to avoid locating in RPZ where possible. However, the wording does allow for the establishment of these facilities as long as the effects can be mitigated to prevent any reverse sensitivity effects.	Retain as proposed.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R8: Day care centre	Sian Stirling Jessica Ensing	231.62	Oppose	Opposes RPROZ-R8. Childcare services are included within the definition of educational facilities. A separate activity status for daycare centres is not required and can be covered by PROZ-R9. Few other chapters have provided daycare centres is a separate activity status from educational facilities.	Seeks to delete RPROZ-R8.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R9: Education facility	Sian Stirling Jessica Ensing	231.63	Amend	<p>Considers that educational facilities should be provided for in the RPROZ as educational facilities are considered essential social infrastructure that may need to be located within rural areas to provide for the educational needs of rural communities.</p> <p>Notwithstanding this, the Ministry acknowledges the potential effects and reverse sensitivity issues to be considered. The Ministry requests amendment of activity status to Discretionary for educational facilities in this zone.</p>	<p>Seeks to make the following amendment:</p> <p><u>Educational facility</u></p> <p>Activity Status: Non-complying <u>Discretionary</u></p>	Open Submission
RPROZ - Rural Production Zone /Introduction	Leanne Roberts	257.60	Amend	HortNZ supports the focus on primary production activities in the Rural Production Zone. But suggests a few minor wording changes would provide greater clarity.	<p>Seeks to amend RPROZ- Introduction to read:</p> <p>Para 3: Land uses that support <u>or are ancillary</u> to primary production and rural industry in the Rural Production Zone contribute to the economic wellbeing of the city and are provided for within the zone. Controls <u>are placed over unplanned</u> on rural lifestyle residential development, industrial and commercial activities and other inappropriate urban activities that do not support or are unrelated to the use of land for primary production.</p>	Open Submission
RPROZ - Rural Production Zone /Issues /RPROZ-I1: The use of rural land for primary production provides economic opportunities	Leanne Roberts	257.61	Support	Considers the issues clearly articulate the role of horticulture in the rural zone.	Seeks to retain RPROZ-I1.	Open Submission
RPROZ - Rural Production Zone /Issues /RPROZ-I2: The irreversible loss of versatile soils and highly productive land to urbanisation and inappropriate use and development	Leanne Roberts	257.62	Amend	While focus on versatile soils and highly productive land is supported, it should be acknowledged that all land in the Rural Production Zone is important for primary production.	<p>Seeks to amend RPROZ-I2 to read:</p> <p>The irreversible loss of <u>rural production land, particularly</u> versatile soils and highly productive land, to urbanisation and inappropriate use and development</p>	Open Submission
RPROZ - Rural Production Zone /Issues /RPROZ-I3: The life-supporting capacity of versatile soils and highly productive land is to be protected	Leanne Roberts	257.63	Support	Considers the protection of highly productive land is supported.	Seeks to retain RPROZ-I3.	Open Submission

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /Issues /RPROZ-I4: Rural character and amenity can be undermined by increased development	Leanne Roberts	257.64	Amend	Considers the issue effectively describes the rural character of the rural area. The rural area is also characterised by activities that generate noise, odour or spray drift so this should be recognised as part of the rural character. Some horticultural structures such as artificial crop protection structures are also part of the rural character.	Seeks to amend RPROZ-I4 as follows: Replace Para 2 as follows: <u>Rural character includes key elements of openness, vegetation and a primary production orientated working environment characterised with buildings and structures for primary production, shelterbelts, crops and pastures, trees and livestock</u>	Open Submission
RPROZ - Rural Production Zone /Issues /RPROZ-I5: Reverse sensitivity needs to be managed to ensure primary production activities can operate	Leanne Roberts	257.65	Amend	Considers reverse sensitivity needs to be managed so as to not constrain all primary production activities, not just 'land-based' primary production.	Seeks to amend RPROZ-I5 2nd sentence: Reverse sensitivity need to be managed so as to not constrain land-based primary production activities, ...	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O1: Activities on highly productive land	Leanne Roberts	257.66	Support	The objective gives effect to the NPSHPL.	Seeks to retains RPROZ-O1.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O2: Activities on non-highly productive land	Leanne Roberts	257.67	Amend	Considers RPROZ-O2 should incorporate all land that is not highly productive – not just versatile soils.	Seeks to amend RPROZ-O2 as follows: Land in the Rural Production Zone, including versatile soils, is retained for agriculture, horticulture and farming and used primarily for food production and ancillary activities that <u>support rely on</u> primary production	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O3: Rural character and amenity	Leanne Roberts	257.68	Amend	Considers the focus should be on rural character as described in Issue 4. Natural features are addressed in the Natural features and landscapes chapter.	Seeks to amend, to make the intent clear in a rural setting: Natural features , Rural character and amenity are not compromised by adverse changes to landform , intensification of non-rural land use and/or built form, or ad hoc urbanisation.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O4: Reverse sensitivity	Leanne Roberts	257.69	Amend	The intent of the objective is supported however it would be better focused on primary production activities rather than 'rural activities' which is not defined.	Seeks to amend as follows: Non-rural activities must support primary production and avoid or otherwise mitigate reverse sensitivity effects that may compromise rural primary production activities.	Open Submission
RPROZ - Rural Production Zone /Objectives /RPROZ-O5: Cumulative effects	Leanne Roberts	257.70	Amend	The intent of the objective is supported however it would be better focused on all land for primary production.	Seeks to amend as follows: Subdivision, use or development do not have cumulative effects that deplete the availability and productive capacity <u>of land for primary production, including</u> highly productive land or natural resources.	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P1: Use or development of highly productive land	Leanne Roberts	257.71	Amend	Considers the policy needs to more accurately reflect the NPSHPL.	Seeks to amend RPROZ-P1 as follows: Amend c) by deleting subpoints ii, iii, and iv as these are included in Section 3.10 of the National Policy Statement for Highly Productive Land.	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P2: Rural land use outside of highly productive land	Leanne Roberts	257.72	Amend	Considers the focus shouldn't only be on versatile land but rather all land that isn't highly productive land.	Seeks to amend RPROZ-P2 to read: Primary production activities continue to have access to <u>land, including versatile land by:</u>	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P3: Rural character and amenity	Leanne Roberts	257.73	Amend	Considers it is important to provide a realistic and clear expectation of rural character/amenity.	Seeks to retain a policy addressing rural character and amenity, but amend to also include features that are inherent such as: · Ancillary activities and structures (including crop support and crop protection structures) across the landscape · Odours, noise and dust typical of rural activities · Varying levels of noise associated with seasonal and intermittent rural production activities.	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P4: Services and infrastructure	Leanne Roberts	257.74	Amend	Considers it is not a district council function to manage discharges. This should be deleted from the policy.	Delete: 'from discharges'.	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P5: Protection of rural values	Leanne Roberts	257.75	Amend	The policy is based on a set of 'rural values'. These should only be applied to non-primary production activities that may locate in the Rural Production Zone.	Seeks to amend RPROZ-P5: <u>Non-primary production</u> use and development do not degrade the values associated with the Rural Production Zone.	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P6: Reverse sensitivity	Leanne Roberts	257.76	Amend	Land based primary production activities are a subset of primary production so do not need to be specifically included.	Seeks to delete: and land based primary production activities.	Open Submission

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Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /Policies /RPROZ-P7: Cumulative effects	Leanne Roberts	257.77	Support	Retaining highly productive land and versatile soils is supported.	Seeks to retain RPROZ-P7	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R1: Primary production activities outside highly productive land	Leanne Roberts	257.78	Amend	A permitted activity is supported in RPROZ-R1A, including for buildings and structures. However, considers the matters of discretion in RPROZ-R1B (7) should just refer to rural character.	Seeks to amend RPROZ-R1B (7) by deleting 'open'.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R2: Primary production activities within highly productive land	Leanne Roberts	257.79	Amend	Considers RPROZ-R3A Clause 6 could be better worded in respect to being a supporting activity on highly productive land.	Seeks to amend RPROZ-R3A clause 6: <u>The activity is a supporting activity if located on highly productive land.</u>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R4: Rural produce retail activity	Leanne Roberts	257.80	Amend	The intent of the rule is supported however it is considered that clause 4 should allow for produce grown on the same site or by the same operation – which may grow on a number of locations in the city.	Seeks to amend RPROZ-R4A 4) by adding: <u>or by the same operation</u>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R5: Residential activities and associated buildings and structures (excluding minor residential units)	Leanne Roberts	257.81	Amend	Considers there should be provision for a residential unit on a property that has highly productive land so that the property can be appropriately managed. A productive capacity assessment should not be required for residential activity on highly productive land.	Seeks to amend RPROZ-R5A (3): <u>The activity is a principal residential unit on highly productive land</u> Delete RPROZ-R5B REQ1	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R6: Minor residential unit	Leanne Roberts	257.82	Amend	Considers There should be provision for a minor residential unit on a property that has highly productive land so that the property can be appropriately managed. A productive capacity assessment should not be required for minor residential unit on highly productive land.	Seeks to amend RPROZ-R6A (3) <u>The activity is a minor residential unit on highly productive land ancillary to primary production activities.</u> Delete RPROZ-R6B REQ1	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R7: Residential care facility	Leanne Roberts	257.83	Support	A non-complying activity status is supported.	Seeks to retain RPROZ-R7 Residential care facility.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R8: Day care centreActivity Status: Non-complying NA	Leanne Roberts	257.84	Support	A non-complying activity status is supported.	Seeks to retain RPROZ-R8 Day care centre.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R9: Education facilityActivity Status: Non-complying NA	Leanne Roberts	257.85	Support	A non-complying activity status is supported.	Seeks to retain RPROZ-R9 Education facility.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R10: Travellers' accommodation	Leanne Roberts	257.86	Amend	A non-complying activity status is supportedHowever, the activity should be visitors accommodation.	Seeks to retain RPROZ-R10 but amend to be visitors accommodation.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R11: Seasonal workers' accommodation	Leanne Roberts	257.87	Amend	The permitted activity rule for seasonal worker accommodation is supported. However, it should not be limited to land based primary production.	Seeks to amend RPROZ-R11A (6) by deleting 'land based.'	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S1: Yards	Leanne Roberts	257.88	Amend	Seeks that side and rear yards for residential activities be 30m from the boundary to provide an adequate separation to manage reverse sensitivity effects.	Seeks yo amend RPROZ-S1 2) by adding Residential activities shall be no closer than 30m from the side or rear boundary. Artificial crop protection structures shall be no closer than 3 m from a side or rear boundary.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S2: Setback from water, open drains, and stopbanks	Leanne Roberts	257.89	Amend	Considers there needs to be provisions for structures such as pump sheds which need to locate near the water source.	Seeks to amend RPROZ-S2 to provide exemption for pump sheds.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S3: Setback from highly productive land	Leanne Roberts	257.90	Amend	HortNZ seeks that a setback of 30m apply to all residential activity near primary production activities, not just on highly productive land.	Seeks to amend RPROZ-S1 so that a setback of 30m applies to all residential activity near primary production activities, not just on highly productive land.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S4: Height	Leanne Roberts	257.91	Amend	Considers the height provisions do not adequately provide for frost fans.	Seeks to amend RPROZ-S3 by adding: <u>4) frost fans measure to the tip of the blade shall not exceed 15m.</u>	Open Submission

RPROZ - Rural Production Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S5: Building coverage	Leanne Roberts	257.92	Amend	Considers building coverage should not apply to artificial crop protection structures or greenhouses.	Seeks to amend Note in RPROZ-S5: 2. Netting, structures (including artificial crop protection structures and crop support structures), and greenhouses where crops are grown under or within those structures directly in the soil of the site , are excluded from total building coverage calculations.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S8: Shelterbelts and plantations	Leanne Roberts	257.93	Support	Supports shelterbelts not exceeding 9m to be planted within 5m of a site boundary.	Seeks to retain RPROZ-S8 Shelterbelts and plantations.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /General	Leanne Roberts	257.94	Amend	This links to the noise controls for frost protection fans, that reverse sensitivity effects are avoided where possible.	Seeks to include a standard, that applied to new noise sensitive activities in the RPROZ, that requires insulation in bedrooms to a level of 35dB LAeq if within 300m of an existing frost protection fan.	Open Submission
RPROZ - Rural Production Zone /Assessment criteria /RPROZ-AC1: All infringementsThe assessment criteria in RPROZ-AC1 apply in addition to those in RPROZ-AC2 to RPROZ-AC5.	Leanne Roberts	257.95	Amend	Suggesting edits to be clearer and more consistent with terminology used in the plan.	Seeks to amend RPROZ-AC1 e) by deleting 'land based' f) Delete 'streetscape' Delete rural activities and amend rural production to primary production	Open Submission
RPROZ - Rural Production Zone /Assessment criteria /RPROZ-AC2: Rural activities	Leanne Roberts	257.96	Amend	Rural activities is not defined.	Seeks to rename RPROZ AC2 Non-Primary production activities.	Open Submission
RPROZ - Rural Production Zone /Issues /RPROZ-I8: Providing infrastructure to support non-rural uses would place unsustainable pressure on Council resources	NZ Transport Agency Waka Kotahi Kelsey Watson	277.126	Support	Supports this issue to ensure that the correct infrastructure is in place to support intensified development.	Retain as notified.	Open Submission
RPROZ - Rural Production Zone /Policies /RPROZ-P7: Cumulative effects	NZ Transport Agency Waka Kotahi Kelsey Watson	277.127	Amend	Supports in part policy RPROZ-P7. Seeks for Council to broaden this policy to ensure cumulative development does not compromise the safety, efficiency and function of the road by creating a significant increase in accesses to the state highway.	Amend as follows: RPROZ-P7: Cumulative Effects To ensure that the cumulative adverse effects of subdivision, use and development of land do not deplete the versatile land, other natural resources, natural features, or significant landscapes, <u>or the safety, efficiency and function of the transport infrastructure.</u>	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R5: Residential activities and associated buildings and structures (excluding minor residential units)	NZ Transport Agency Waka Kotahi Kelsey Watson	277.128	Oppose	Opposed as submitter is concerned that this rule permits multiple activities on a single site. Considers that cumulative development of a site could result in high trip generation and compromise the safety, efficiency and function on the region's rural state highways.	Clarify if the intent of rule is to allow cumulative development that could create high trip generation.	Open Submission
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /General	Alec Duncan	288.63	Amend	Fire and Emergency requires the ability to construct and operate emergency service facilities (i.e., fire stations) in locations which will enable reasonable response times to fire and other emergencies. This means new fire stations may be necessary in any zone across the district in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Fire and Emergency notes that the effects of a fire station can be largely anticipated and, in the most part, do not differ to the effects of many activities that may be anticipated through rural and urban environments. Fire and Emergency requests that emergency service facilities are provided for as permitted activities in the larger, more extensive zones of the district to recognise the critical importance of emergency services to communities. In providing for emergency service facility as a permitted activity would mean that emergency service facilities would be controlled by the subsequent performance standards of each zone (such as height, height in relation to boundary, front yards, building coverage requirements).and the other relevant performance standards in other chapters (i.e., transport) to ensure that any effects are appropriately managed.	Seeks to include new permitted activity as follows: <u>xxx-Rx: Emergency service facilities</u> <u>Activity Status: Permitted</u> <u>N/A</u> Or To similar effect. And any other consequential amendments required to give effect to this new standard.	Open Submission

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Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /General	Alec Duncan	288.82	Amend	<p>Fire and Emergency’s main area of concern is the provision of a water supply and access to this supply which will enable Fire and Emergency to operate effectively and efficiently to save lives and property in the event of a fire. This is best achieved through compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ 4509:2008.</p> <p>SNZ 4509:2008 sets out minimum water supply requirements required for firefighting water supply to both reticulated and non-reticulated areas. Where a development is unable to connect to the reticulated network, or the reticulated network has insufficient capacity and/or pressure, an alternative firefighting water source is required by Fire and Emergency. This could be from a dedicated firefighting water supply tank.</p> <p>Fire and Emergency notes that the subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB S14 that applies to the subdivision of new lots only and requires a firefighting water supply.</p> <p>A new standard is therefore requested in all zones of which development of new buildings are enabled to ensure that new development is provided with a water supply suitable for firefighting purposes.</p> <p>In relation to new standard XXX-SX(1), it is expected that all reticulated water supply networks (whether private or public) will be fully compliant with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 as required by the Code of Practice for Land Development and Subdivision Infrastructure and that new connections under the water supply</p>	<p>Seeks to include a new performance standard as follows:</p> <p><u>XXX-SX: Firefighting water supply</u></p> <p><u>1. All new developments must be connected to a public reticulated water supply, where one is available.</u></p> <p><u>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory firefighting water supply can be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p><u>Matter of discretion:</u></p> <p><u>1. The extent of consistency with the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p>Or</p> <p>To similar effect.</p> <p>And</p> <p>any other consequential amendments required to give effect to</p>	Open Submission