

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	General / /	165.1	Amend	Submitter summarises key themes from submission. Generally supports intentions of the PDP to achieve a more sustainable future for Napier. Notes that the PDP give effect to any and all parts of the National Policy Statement for Highly Productive Land (NPS-HPL) specifically in the provisions related to the below - Versatile land - Sensitivity and reverse sensitivity effects - Strategic direction - Renewable energy - Subdivision - Earthworks - Noise - Zone provisions (Rural Lifestyle Zone and the Primary Production Zone)	General relief sought related to the implementation of the NPSHPL. See original submission for further detail
New Zealand Frost Fans Limited	Planning Maps /General /General	165.2	Amend	Considers that versatile land/soils as defined in the Hawkes Bay Regional Policy Statement and this plan appropriately identify Highly Productive Land and other land with Highly Productive Characteristics as referred to in cl3.4(3) of the National Policy Statement for Highly Productive Land. Considers that the land makes significant contributions to the overall economic and social well-being of the wider Hawkes Bay. Considers the inclusion of the additional land is critical to protecting some of the most highly productive land and implementing policy and rule direction in this plan or to give effect to the relief sought in this submission.	Include a layer in the District Plan Maps which identifies Versatile Soils as referred to in the definition in this plan and the Hawkes Bay Regional Policy Statement or alternative and any consequential relief required to address the matters raised in the submission.
New Zealand Frost Fans Limited	Definitions /Definitions / HIGHLY PRODUCTIVE LAND	165.3	Support	Gives effect to the National Policy Statement for Highly Productive Land	Retain definition as notified
New Zealand Frost Fans Limited	Definitions /Definitions / SENSITIVE ACTIVITIES	165.4	Support	Supports definition as it appropriately identifies activities which require high levels of amenity.	Retain definition as notified.
New Zealand Frost Fans Limited	Definitions /Definitions /SPECIAL AUDIBLE CHARACTERISTIC	165.5	Support	Supports the provision as appropriate and necessary to consider certain noise measurement.	Retain definition as notified
New Zealand Frost Fans Limited	Definitions /Definitions / VERSATILE LAND	165.6	Support	Supports the inclusion of this definition as appropriate and gives effect to the National Policy Statement for Highly Productive Land.	Retain definition as notified.
New Zealand Frost Fans Limited	Definitions /Definitions /General	165.7	Amend	Considers nationally district plans are moving towards the use of the term 'frost fans'. Seeks amendment to expand on the definition of 'crop protection devices' and ensure national consistency.	Include the following definition as follows or alternative and any consequential relief required to address the matters raised in the submission: <u>Frost fan</u> Frost fan means a land based device designed or adapted to mitigate frost damage by fanning warmer air over potentially frost affected surfaces and includes; a. Fan blades; b. Motive source; c. Support structure/tower d. Plinth e. Associated probes and communications and networking devices

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New Zealand Frost Fans Limited	Definitions /Definitions /General	165.8	Amend	Considers the term 'non-rural' is unclear in what it applies to as a number of activities are provided for in rural areas as permitted activities, potentially including residential dwellings. Seeks clarity that this is not what is intended as a 'rural activity' for interpretation	Include the following definition as follows or alternative and any consequential relief required to address the matters raised in the submission: <u>Non-rural activities</u> <u>any activity that is not a primary production activity, or ancillary or accessory to primary production located in a rural zone</u>
New Zealand Frost Fans Limited	Definitions /Definitions /General	165.9	Amend	Considers 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. Notes that the Objectives and Policies of the Proposed 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, but the effects of land based primary production should be prioritised and sensitivity issues managed.	Include the following definition as follows or alternative and any consequential relief required to address the matters raised in the submission: <u>Sensitivity effects</u> <u>means the vulnerable potential for the operation of a not yet established activity, but prioritised in its location above other activities sensitive to its actual or potential effects, to be compromised, constrained, or curtailed by the presence or establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse effects generated by the prioritised activity.</u>
New Zealand Frost Fans Limited	SD - Urban Form and Development /Objectives / SD-UFD-07: Heretaunga Plains	165.10	Amend	Considers that the objective doesn't appear to have a foundation in the issues outlined regarding food supply. Considers that objectives could more widely recognise the benefits of the soils of the Heretaunga Plains and their productive capacity and their use. Also notes the objectives could more closely reflect the language and scope of the National Policy Statement for Highly Productive Land.	Amend SD-UFD-07: Heretaunga Plains as follows or alternative and any consequential relief required to address the matters raised in the submission: SD-UFD-07: Heretaunga Plains The contribution that <u>the productive capacity of the soils within the Heretaunga Plains and their use for primary production activities</u> makes to food supply <u>and economic wellbeing</u> is protected from inappropriate subdivision, urban use, and development.
New Zealand Frost Fans Limited	SD - Urban Form and Development /Policies / SD-UFD-P3: Greenfield growth	165.11	Support	Supports b. insofar as it gives effect to the National Policy Statement for Highly Productive Land.	Retain the chapeau of SD-UFD-P3: Greenfield growth and b.
New Zealand Frost Fans Limited	RE - Renewable energy /Issues / RE-I2: Management of adverse effects of renewable energy activities	165.12	Amend	Considers some forms of renewable energy generation can conflict with the effective productive capacity of versatile and highly productive land. Notes that the National Policy Statement for Highly Productive Land does not provide for new specified infrastructure, including renewable generation, on Highly Productive Land. In addition, the Hawkes Bay Regional Council has identified other pieces of land which are also highly productive and should be included and considers this should be recognised in the issue statement.	Amend RE-I2: Management of adverse effects of renewable energy activities as follows or alternative and any consequential relief required to address the matters raised in the submission: Amend RE-I2: Management of adverse effects of renewable energy activities Potential adverse effects can include visual amenity and landscape and character impacts, particularly where sited in residential zones or areas with identified significance values <u>including Highly Productive Land and Versatile Land</u> . Some forms of renewable energy generation may also generate nuisance such as noise, vibration, lighting and traffic effects. Sometimes these adverse effects have to be balanced alongside recognition any special technical requirements of constraints that may limit where a network utility can be sited.

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	RE - Renewable energy /Policies / RE-P2: Providing for renewable electricity generation activities	165.13	Amend	Considers the policy should recognise that some forms of renewable energy generation can conflict with the effective productive capacity of versatile and highly productive land. Also that The National Policy Statement for Highly Productive Land does not provide for new specified infrastructure, including renewable generation, on Highly Productive Land.	Amend RE-P2 Providing for renewable electricity generation as as follows or alternative and any consequential relief required to address the matters raised in the submission: RE-P2 Providing for renewable electricity generation Provide for the identification, investigation, establishment, development, upgrading, operation and maintenance of new and existing renewable electricity generation activities in a manner that supports the protection of: a. Significant natural areas identified in the Plan; b. Outstanding natural features and significant landscape features identified in the plan; c. Sites of significance to Māori identified in the Plan; and d. Historic heritage area, heritage items, and notable trees identified in the Plan; <u>and</u> e. <u>The productive capacity of Highly Productive Land and Versatile Land</u>
New Zealand Frost Fans Limited	RE - Renewable energy /RE - Renewable Energy - Rules Table / RE-R4: Construction and commissioning of new renewable electricity generation activities in all zones and precincts	165.14	Amend	Considers that some forms of renewable energy generation can conflict with the effective productive capacity of versatile and highly productive land. Considers the National Policy Statement for Highly Productive Land does not provide for new specified infrastructure, including renewable generation, on Highly Productive Land and that this land should be protected as required.	Amend RE-R4 Construction and commissioning of new renewable electricity generation activities in all zones and precincts as follows or alternative and any consequential relief required to address the matters raised in the submission: RE-R4 Construction and commissioning of new renewable electricity generation activities in all zones and precincts RE-R4A Activity Status: Discretionary Where: 1. New renewable electricity generation activities must not be located within a significant natural area, outstanding natural feature, significant landscape features, sites of significance to Māori, and/or historic heritage areas, heritage items and notable trees identified on the Planning Maps and in appendices and schedules and , <u>Highly Productive Land or Versatile Land</u> RE-R4B Activity Status where activity condition 1 is not met: Non-complying
New Zealand Frost Fans Limited	RE - Renewable energy /Assessment criteria - Discretionary Activities /	165.15	Amend	Considers that some forms of renewable energy generation can conflict with the effective productive capacity of versatile and highly productive land. Considers that the National Policy Statement for Highly Productive Land does not provide for new specified infrastructure, including renewable generation, on Highly Productive Land and this land should be protected as required. Considers that the matters are appropriate for new or expanded renewable energy generation activities, but need not apply to new activities where the relief sought by the submitter regarding non-complying activities is granted.	Amend the Assessment Criteria – Discretionary Activities by Inserting the following criteria as follows or alternative and any consequential relief required to address the matters raised in the submission: <u>...x. the extent to which the proposal avoids Highly Productive Land and Versatile Land;</u> <u>xx. the extent to which the proposal maintains, the life supporting and productive capacity of Highly Productive Land and Versatile Land.</u>

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New Zealand Frost Fans Limited	SUB - Subdivision /Issues / SUB-I2: The impacts of subdivision on natural resources (landscapes, water quality, biodiversity, and highly productive land)	165.16	Amend	Considers that the issue should identify that effects can occur in adverse effects both within and between zones. This recognises that not all effects are 'in-situ'.	Amend SUB-I2 as follows or alternative and any consequential relief required to address the matters raised in the submission: SUB-I2 The impacts of subdivision on natural resources (landscapes, water quality, biodiversity, and highly productive land) While the process of subdivision itself does not directly affect the environment, it establishes the legal framework within which land use occurs and generally intensifies development and, therefore, has a causal link with the adverse effects of land use and development <u>both within and between zones</u> . It is, therefore, vital that these effects are addressed early at subdivision stage through the provision of adequate infrastructure services and a subdivision design that achieves quality and sustainable development.
New Zealand Frost Fans Limited	SUB - Subdivision /Issues / SUB-I7: Issues of reverse sensitivity on adjacent land uses	165.17	Amend	Considers that the issue is generally appropriate, but some points of clarification are required to complete the issues it is describing as many different activities can co-exist without concern. However, it is where activities that have different amenity requirements that conflict where concern arises. Some of these activities have localised effects and others have broader effects that go beyond adjoining or adjacent sites. Also considers 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. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. 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. Considers that the effects of land based primary production should be prioritised and sensitivity issues managed.	Amend SUB-I7 as follows or alternative and any consequential relief required to address the matters raised in the submission: SUB-I7: Issues of reverse sensitivity <u>and/or sensitivity of on-adjacent</u> uses There is potential for conflict when different land uses <u>with differing amenity requirements</u> are located adjacent <u>in close proximity</u> to each other. Subdivision typically intensified land use activities in specific locations, which has the potential to create reverse sensitivity effects on established land uses or the potential of <u>primary production</u> on highly productive land. A different level of amenity can be experienced when subdivision created the ability for new sensitive issues (particularly residential and lifestyle activities) to establish adjacent <u>in close proximity</u> to existing rural, commercial, or industrial zones and/or activities, <u>or the range of existing or new activities promoted by their zones</u> . The expectation of the new activities is for a level of amenity that is not necessarily compatible with the amenity of the existing, <u>or promoted</u> environment and can impact on the ability of existing <u>and/or promoted new</u> activities to continue their daily operations. <u>Where appropriate, subdivision for sensitive activities in environments with incompatible levels of amenity should be avoided.</u> Mitigation measures such as <u>noise insulation requirements for sensitive uses</u> , planting buffers and site layout should be considered and incorporated at the time of subdivision where the potential for reverse sensitivity exists.

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New Zealand Frost Fans Limited	SUB - Subdivision /Objectives / SUB-O1: Compatible land use	165.18	Amend	<p>Considers 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. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. 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. Considers that the effects of land based primary production should be prioritised and sensitivity issues managed.</p> <p>Considers that the term 'conflicts of uses' describes the situation more appropriately. Other policies can determine which activities and circumstances apply when determining priority and management actions.</p>	<p>Amend SUB-O1: Compatible land use as follows or alternative and any consequential relief required to address the matters raised in the submission:</p> <p>SUB-O1: Compatible land use Subdivision delivers quality community environments and patterns of development that ensure the objectives, policies and rules of the relevant zone of the District Plan are able to be met and potential reverse sensitivity effects <u>amenity conflicts between land uses</u> are avoided or mitigated.</p>
New Zealand Frost Fans Limited	SUB - Subdivision /Objectives / SUB-O2: Impact of the built environment on landscapes, biodiversity, water quality, and other key environmental matters	165.19	Amend	<p>Considers that the objective should be amended to provide clarity regarding the reference to productive soils as meeting the definition of Highly Productive Soils in the National Policy Statement for Highly Productive Land verses the soils referred to in the Hawkes Bay Regional Council's Regional Resource Management Plan as Versatile Soils</p>	<p>Amend SUB-O2 Impact of the built environment on landscapes, biodiversity, water quality, and other key environmental matters as follows or alternative and any consequential relief required to address the matters raised in the submission:</p> <p>SUB-O2 Impact of the built environment on landscapes, biodiversity, water quality, and other key environmental matters</p> <p>Land is subdivided in a way to create development that:</p> <ol style="list-style-type: none"> a. Responds positively to the site's physical characteristics and context; b. Protects, maintains or enhances natural features, landscapes, indigenous biodiversity, waterbodies, significant trees, productive soils <u>Highly Productive Land and Versatile land</u>, reserves, public open space, and historic heritage, and c. Achieves the maintenance and enhancement of water quality by incorporating low impact design principles.

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New Zealand Frost Fans Limited	SUB - Subdivision /Objectives / SUB-O6: Subdivision in rural zones	165.20	Amend	<p>Considers 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. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. 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. Considers that the effects of land based primary production should be prioritised and sensitivity issues managed.</p> <p>Considers that the term 'conflicts of uses' describes the situation more appropriately. Other policies can determine which activities and circumstances apply when determining priority and management actions.</p>	<p>Amend SUB-O6: Subdivision in rural zones matters as follows or alternative and any consequential relief required to address the matters raised in the submission:</p> <p>SUB-O6: Subdivision in rural zones Subdivision of rural land:</p> <ol style="list-style-type: none"> protects highly productive land; ensures rural lifestyle subdivision is contained within the Rural Lifestyle Zone and avoided within the highly productive land in the Rural Productive Zone, and avoids reverse sensitivity effects <u>conflicts of uses by prioritising between rural activities and primary production activities over non-rural or non- primary production and sensitive activities.</u>
New Zealand Frost Fans Limited	SUB - Subdivision /Policies / SUB-P1: Compatible land use	165.21	Amend	<p>Considers the definition of 'reverse sensitivity' is narrow and only applies in circumstances where activities are established and more sensitive activities established 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. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. 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. Considers that the effects of land based primary production should be prioritised and sensitivity issues managed.</p> <p>Considers that the term 'conflicts of uses' describes the situation more appropriately. Other policies can determine which activities and circumstances apply when determining priority and management actions.</p>	<p>Amend SUB-P1: Compatible land use as follows or alternative and any consequential relief required to address the matters raised in the submission:</p> <p>SUB-P1: Compatible land use</p> <p>Ensure subdivision supports the objectives, policies and rules of the District Plan through subdivision that:</p> <ol style="list-style-type: none"> reflects patterns of development that are compatible with and reinforce the roles, function and predominant character of the zone; adheres to allotment size and layout in each zone to sufficiently accommodate intended land uses while retaining reasonable amenity; provides for intensification of the urban area where is can be supported by existing infrastructure and contributed to the viability and vibrancy or urban centres: incorporates setbacks, landscaping, or layout design to avoid or mitigate the effects of reverse sensitivity <u>conflicts of amenity requirements on existing, lawfully established activities on adjoining properties between sensitive activities and activities that meet the character and amenity requirements of the zone, including along zone interfaces,</u> and provides for minor boundary adjustments which enable a more efficient and effective use of land.

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New Zealand Frost Fans Limited	SUB - Subdivision /Policies / SUB-P19: Highly productive land	165.22	Amend	Considers the policy is inconsistent in the manner it addresses significant parts of it though it largely gives effect to the relevant matters in the National Policy Statement for Highly Productive Land. Considers that it is more efficient to refer to the relevant sections and where they are of substantial size and complexity.	Amend SUB-P19: Highly productive land as follows or alternative and any consequential relief required to address the matters raised in the submission: SUB-P19: Highly productive land Ensure subdivision avoids, if possible, or otherwise mitigates any actual loss or potential cumulative loss of the availability or productive <u>capacity</u> of highly productive land and versatile land by: a. providing for the amalgamation of smaller holdings on highly productive land. b. Avoiding subdivision for the purpose of rural lifestyle. c. Allowing subdivision in accordance with Section 3.8 of the National Policy Statement for Highly Productive Land 2022. d. Providing for subdivision <u>only</u> where the <u>matters in clause 3.10(1) applies and the matters in clause 3.10(2) and 3 of the National Policy Statement for Highly Productive Land 2022 are satisfied.:</u> i. Highly productive land is subject to permanent or long term constraints in accordance with Section 3.10 of the National Policy Statement for Highly Productive Land. ii. It avoids any significant loss of productive capacity; iii. It avoids the fragmentation of large or geographically cohesive area of highly productive land, and iv. The environmental, social, cultural and economic benefits outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land, taking into account both tangible and intangible values.
New Zealand Frost Fans Limited	SUB - Subdivision /Policies / SUB-P20: Small lots in rural production zone	165.23	Support	Supports the policy as it appropriately manages small lots in the Rural Production Zone and assists in giving effect to the National Policy Statement for Highly Productive Land.	Retain SUB-P20: Small lots in rural production zone as notified
New Zealand Frost Fans Limited	SUB - Subdivision /SUB - Subdivision - Rules Table / SUB-R8: Subdivision of lifestyle sites within the Productive Rural Zone with amalgamation	165.24	Support	Supports the SUB-R8: Subdivision of lifestyle sites within the Productive Rural Zone with amalgamation rule as it appropriately manages small lots in the Rural Production Zone and assists in giving effect to the National Policy Statement for Highly Productive Land.	Retain SUB- R8 Subdivision of lifestyle sites within the Productive Rural Zone with amalgamation as notified
New Zealand Frost Fans Limited	SUB - Subdivision /SUB - Subdivision - Rules Table / SUB-R12: Subdivision on highly productive land	165.25	Amend	Supports the SUB-R12 rule generally, but considers that it should include the versatile soils identified by the Hawkes Bay Regional Council in the Regional Policy Statement definition to more appropriately give effect to the National Policy Statement for Highly Productive Land.	Amend SUB-R12 Subdivision of highly productive land as follows or alternative and any consequential relief required to address the matters raised in the submission: SUB-R12 Subdivision of highly productive land <u>and versatile land</u> Activity Status: Non-complying
New Zealand Frost Fans Limited	SUB - Subdivision /SUB - Subdivision - Standards Table / SUB-S3: Minimum allotment sizes - rural	165.26	Support	Supports retention of adequate sizes to support land based primary production in the Productive Rural Zone.	Retain SUB-S3 Minimum allotment sizes - Rural as notified

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New Zealand Frost Fans Limited	SUB - Subdivision /SUB - Subdivision - Standards Table / SUB-S8: Building platform	165.27	Amend	Supports standard in general particularly where it seeks to avoid location of building platforms on Highly Productive Land. Considers that subdivision provides an opportunity to consider and anticipate reverse sensitivity effects and conflicts of uses, particularly along zone interfaces such as conflicts between sensitive uses such as residential uses and the amenity requirements for land based primary production. Considers provisions could provide more detail certain matters to consider and in terms of requirements to avoid or otherwise mitigate conflicts of uses. Considers that this would more appropriately give effect to the National Policy Statement for Highly Productive Land.	Amend SUB-S8: Building platform as follows or alternative and any consequential relief required to address the matters raised in the submission: SUB-S8: Building platform 3. the building platform must be located outside and exclusive of any: <u>x. area within 30 metres of a zone boundary with the Rural Production Zone.</u> <u>xx. the area within 300m of an existing and/or consented frost fan.</u> <u>Matters or discretion.....</u> 6. <u>Design, construction and location requirements to avoid or appropriately mitigate reverse sensitivity and/or conflicts of uses.</u>
New Zealand Frost Fans Limited	SUB - Subdivision /Assessment criteria / SUB-AC1: General, applies to all subdivision (including boundary adjustments)	165.28	Amend	Generally supports the assessment criteria, but requires amendment to ensure that sensitivity effects are included and not solely the narrow matters that relate to reverse sensitivity. Considers that criteria could take a stronger approach than merely to 'consider' these effects and rather seeks to implement in a manner that avoids or mitigates sensitivity effects. Also considers that the Versatile Land is recommended to be included on the basis that they will likely result in similar activities to Highly Versatile Land.	Amend SUB-AC1: General, applies to all subdivision (including boundary adjustments) as follows or alternative and any consequential relief required to address the matters raised in the submission: SUB-AC1: General, applies to all subdivision (including boundary adjustments) <u>Management of potential reverse sensitivity effects on existing and promoted land uses</u> <u>aa. the extent to which the subdivision design considers implements measures to avoid or mitigate reverse sensitivity effects on existing or permitted uses, including avoidance of reverse sensitivity effects on to land based primary production activities and, on highly productive land and versatile land. Design mitigation techniques may include but are not limited to, planting, setbacks, locating non-sensitive components of land in the most affected areas ect.</u> <u>ab. Effects to be avoided or mitigated may include, noise, odour, spray drift, dust, vibration and traffic.</u>
New Zealand Frost Fans Limited	SUB - Subdivision /Assessment criteria / SUB-AC4: Subdivision not meeting building platform standard (SUB-S8)	165.29	Amend	Generally supports the assessment criteria particularly where it seeks to avoid location of building platforms on Highly Productive Land. Considers that subdivision provides an opportunity to consider and anticipate reverse sensitivity effects and conflicts of uses, particularly along zone interfaces such as conflicts between sensitive uses such as residential uses and the amenity requirements for land based primary production. Considers that the provisions would benefit from more detail on certain matters to consider and in terms of requirements for reverse sensitivity, including for frost fans in close proximity.	Amend SUB-AC4: Subdivision not meeting building platform standard (SUB-S8) as follows or alternative and any consequential relief required to address the matters raised in the submission: SUB-AC4: Subdivision not meeting building platform standard (SUB-S8) <u>Reverse sensitivity</u> i. The potential for reverse sensitivity issues where building platforms are proposed to be located within close proximity to an existing or consented network utility. <u>x. The potential for subsequent anticipated activities to be sensitive to existing or anticipated land based primary production activities.</u> <u>xx. The need for noise insulation for sensitive activities where building platforms are within 300m from an existing and/or consented frost fan.</u>

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New Zealand Frost Fans Limited	EW - Earthworks /EW - Earthworks - Rules Table / EW-R1: Earthworks for building activities	165.30	Oppose	Opposes the inclusion of the note as it is unclear, particularly that not all building activities that require earthworks are required to obtain building consent and, whether regulatory compliance is required, and subsequently if non-compliance is enforceable by way of resource consent. Considers the installation of fences, equipment and machinery should be exempted as the effects of those day to day activities are less than minor. Considers that requiring these activities to comply does not meet the National Policy Statement for Highly Productive Land.	Delete note, clarify the provisions for supplying earthworks details is not required for buildings and structures that do not require building consents Exempt the installation of fencing, machinery and equipment for land based primary production activities from the provisions of the Earthworks chapter follows or alternative and any consequential relief required to address the matters raised in the submission
New Zealand Frost Fans Limited	NOISE - Noise /Introduction /General	165.31	Amend	Considers that the introduction does not capture a number of key issues including environments where certain activities that can make noise are prioritised. In particular, land based primary production on Highly Productive Land as set out in the National Policy Statement for Highly Productive Land. Associated with this is focussing on conflicts of uses and sensitivity effects in addition to reverse sensitivity effects. considers that 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.	Amend the Noise Introduction as follows or alternative and any consequential relief required to address the matters raised in the submission: The purpose of the Noise chapter is to appropriately manage noise from activities within Napier city and the potential for reverse sensitivity and conflicts between land uses with different amenity requirements. The provisions seek to achieve a balance between efficiently enabling activities anticipated in a relevant zone to occur while balancing these with achieving public health and amenity outcomes. The level and type of noise generated by activities can impact on the health and wellbeing of people in our urban areas, particularly when it affects sleep or the ability to work or learn. The provisions of the Noise chapter seek to ensure noise is appropriately managed at the source and the receiving environment. The provisions also seek to manage reverse sensitivity and sensitivity effects arising from noise sensitive activities choosing to establish in close proximity to existing, lawfully established activities, or in environments where activities that may generate noise are prioritised over sensitive uses. To meet the strategic objectives for the District Plan, the noise provisions provide for the following: • <u>recognition that land based primary production on Highly Productive Land and Versatile land is prioritised over other land uses.</u>
New Zealand Frost Fans Limited	NOISE - Noise /Issues / NOISE-I3: Noise-sensitive activities can impact on the operation of noise-generating activities	165.32	Amend	Considers that , though the issue is generally supported, 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.	Amend NOISE-I3: Noise sensitive activities can impact the operation of noise generating activities as follows or alternative and any consequential relief required to address the matters raised in the submission: NOISE-I3: Noise sensitive activities can impact the operation of noise generating activities Where there is high noise generating activities and infrastructure it is not reasonable or practicable for the noise generators to internalise their noise effects. Therefore, surrounding land use needs to be managed to about the potential for reverse sensitivity <u>land use conflict</u> . Depending on the level of noise, activities sensitive to noise may need to be avoided or acoustically treated to insulate from external noises and prevent potential reverse sensitivity effects.
New Zealand Frost Fans Limited	NOISE - Noise /Objectives / NOISE-O1: Amenity values, health, and wellbeing	165.33	Support	Supports the objective insofar as the effects of noise should be managed according to the anticipated amenity requirements for the receiving environment.	Retain NOISE-O1: Amenity values, health, and wellbeing as notified

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	NOISE - Noise /Objectives / NOISE-O3: Reverse sensitivity	165.34	Amend	Considers that the term 'authorised' is ambiguous and unclear. Proposes that the inclusion of 'anticipated' in lieu of 'authorised' provides more certainty. Also considers that it would better reflect the outcomes sought by the objectives and policies of the relevant zones, particularly where certain uses are prioritised over others. Considers that 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. Also notes that Objectives and Policies of the Proposed Napier District Plan supports primary production on Versatile Soils and the Rural Production Zone generally. 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 NOISE-O3 Reverse sensitivity as follows or alternative and any consequential relief required to address the matters raised in the submission: NOISE-O3 Reverse Sensitivity <u>and conflicts between uses</u> Existing and authorised <u>anticipated</u> activities that generate high levels of noise are protected from reverse sensitivity <u>and reverse sensitivity</u> effects
New Zealand Frost Fans Limited	NOISE - Noise /Policies / NOISE-P1: Amenity values, health, and wellbeing	165.35	Amend	Supports the policy as it is appropriate generally, however, the onus should be on new and expanded residential areas to avoid and/or mitigate noise effects where new zone interfaces occur. Considers the protection of existing areas is appropriate and that the amendments proposed make the policy framework more consistent with Policy 2.	Amend NOISE-P1 Amenity values, health and wellbeing as follows or alternative and any consequential relief required to address the matters raised in the submission: NOISE-P1 Amenity values, health and wellbeing Maintain the anticipated amenity values of the zone and provide for the health and wellbeing of the community by: a. controlling the noise effects throughout the city to meet the relevant objectives for the zone; b. managing the interface of different zones to protect the amenity values of <u>existing</u> residential and other less noisy areas of the city, and c. providing for higher levels of noise generation for education facilities during the day on weekdays and a limited number of temporary events where these activities contribute to community wellbeing and potential adverse effects on amenity values are minimised.
New Zealand Frost Fans Limited	NOISE - Noise /Policies / NOISE-P2: Noise-sensitive activities	165.36	Support	Supports policy as it would appropriately cover the Rural Production Zone and give effect to the avoidance of sensitivity effects/ conflicts of uses as set out in the National Policy Statement for Highly Productive Land.	Retain NOISE-P2: Noise sensitive activities as notified

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	NOISE - Noise /Policies / NOISE-P4: Reverse sensitivity	165.37	Amend	<p>Considers the policy is not strong enough where development is always likely to be sensitive to its environment. Preventing this type of development must be a potential option. Considers that the policy does not give effect to the National Policy Statement for Highly Productive Land without further detailing necessary and required management actions in the rural zones of the District.</p> <p>Considers 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. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. 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. Considers that the effects of land based primary production should be prioritised and sensitivity issues managed.</p>	<p>Amend NOISE-P4: Reverse sensitivity as follows or alternative and any consequential relief required to address the matters raised in the submission:</p> <p>Noise-P4: Reverse sensitivity <u>and sensitivity to noise</u> Restrict <u>or avoid</u> development of noise-sensitive activities within:</p> <ol style="list-style-type: none"> the Air Noise Boundary, and other locations where ventilation and acoustic insulation standards are not met <u>and</u> <u>zones where the character and amenity of the relevant zone favours land based primary production activities.</u>
New Zealand Frost Fans Limited	NOISE - Noise /Policies /General	165.38	Amend	<p>Considers that the proposed District Plan appropriately exempts or prioritises certain short term rural noise making activities but there is no policy support in the framework so where issues occur in terms of implementation there is a lack of guidance as to the management direction provided. Considers that the inclusion of a policy would give better effect to the implementation of the National Policy Statement for Highly Productive Land</p>	<p>Insert new Policy NOISE-Pxx Temporary and short-term noise from primary production as follows or alternative and any consequential relief required to address the matters raised in the submission:</p> <p><u>Policy NOISE-Pxx Temporary and short-term noise from primary production</u></p> <p><u>Provide for and prioritise temporary and short term noise, including appropriate exemptions from quantitative noise standards, for primary production activities located on Highly Productive Land and Versatile Land/Rural Production Zone, including but not limited to the following activities:</u></p> <ol style="list-style-type: none"> harvesting; haymaking frost protection bird scaring spraying use of fixed and mobile machinery
New Zealand Frost Fans Limited	NOISE - Noise /NOISE - Noise - Rules Table / NOISE-R1: Noise generation (general)	165.39	Support	<p>Supports as it will assist in giving effect to avoiding sensitivity effects and conflicts of uses as directed by the National Policy Statement for Highly Productive Land.</p>	<p>Retain NOISE-R1: Noise generation (general) as notified and grant all relief sought by submitter for this chapter.</p>

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	NOISE - Noise /NOISE - Noise - Rules Table / NOISE-R5: Noise generated from rural production activities	165.4	Amend	<p>Supports rule generally and notes that it appears to be similar to the rolled over provisions in the Hastings District Plan. Considers that substantial improvements in fan technology have occurred since that time in terms of noise levels and the removal of special acoustic characteristics as set out in section 6.3 of the New Zealand Standard 6802:2008 Acoustics – Environmental Noise through blade design and number of fan blades. Four blade fans can achieve 55dB LAeq(15 min) at 240 metres and five blade fans at 180m from the fans, and without special acoustic characteristics. Considers that with the limits proposed for the Proposed District Plan, contemporary fan performance, and also the matters set out in s.16 of the Resource Management Act outside and in addition to the Proposed District Plan, fans with special acoustic characteristics are unlikely to be acceptable.</p> <p>Considers that a performance standard to manage sensitivity effects would be more appropriate and provide more clarity</p>	<p>Amend NOISE-R5A: Noise generated from rural production activities as follows or alternative and any consequential relief required to address the matters raised in the submission:</p> <p>NOISE-R5A: Noise generated from rural production activities Frost protection fans</p> <p>12. Frost fans shall <u>must</u>:</p> <ol style="list-style-type: none"> a. <u>have a minimum of 4 fan blades and not have special acoustic characteristics;</u> b. <u>be located and operated such so</u> that noise from a frost fan shall not exceed 65dB LAeq(15 min) when measured outdoors at a distances that is the lesser of: <ol style="list-style-type: none"> i. at any notional boundary (other than on the property on which the fan is situated) existing at the time the frost fan is established, or ii. at any point within a residential zone. Whichever is the lesser distance. c. 300 m from the device <p>13. Any new <u>or additions to a building for a noise sensitive activity</u> within 300 m of a lawfully established frost fan should <u>must</u> comply with NOISE-S1 <u>Sx</u>.</p> <p>NOISE-R5B Activity status where activity conditions are not met: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. Public health 2. Amenity values <u>for the zone where non-compliance occurs</u> 3. Functional and operational requirements of rural production activities. 4. <u>The priority given to land based primary production activities on Highly Productive Land and Versatile Land</u> 5. <u>Methods for mitigation for sensitive activities such as noise insulation, alternative locations, layout and other effective methods.</u>

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	NOISE - Noise /NOISE - Noise - Standards Table /General	165.41	Amend	Considers that the meaning and effect of the provision in NOISE-R5 13 is unclear. It is more appropriate, and provides more clarity, to specify a performance standard to manage sensitivity effects. The standards proposed appropriately avoid, or mitigate noise, sensitivity and reverse sensitivity effects and are adapted from similar provisions in the Proposed District Plan.	<p><i>Insert new standard Noise Sx – Acoustic treatment for new and expanded sensitive activities within 300m of a frost fan as follows or alternative and any consequential relief required to address the matters raised in the submission:</i></p> <p><u>Noise Sx – Acoustic treatment for new and expanded sensitive activities within 300m of a frost fan</u></p> <ol style="list-style-type: none"> <u>1. New buildings and alterations and additions to existing buildings within 300m of a frost fan containing a sensitive activity must be designed to achieve an indoor design sound level 40 DB LDN within any habitable rooms while the frost fan is in operation.</u> <u>2. Compliance must be demonstrated with 1 above must be demonstrated by submitting an acoustic design report. The report must be:</u> <ol style="list-style-type: none"> <u>i. Submitted to Council prior to construction</u> <u>ii. Be prepared by a suitable qualified acoustic expert, and</u> <u>iii. Certify that the proposed design and construction will achieve the indoor design sound levels</u> <u>3. The building must be designed, constructed, and maintained in accordance with the acoustic design certification.</u> <u>4. Where compliance with 1 above cannot be achieved with ventilating windows open, a ventilation system must be installed that:</u> <ol style="list-style-type: none"> <u>i. Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code;</u> <u>ii. Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18oC and 25oC, and</u> <u>iii. Does not generate more than 35dB LAeq(30s) when measured 2 m away from any grille or diffuser;</u> <p><u>Activity status where activity conditions are not met: Restricted Discretionary Activity</u> <u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> <u>1. Public health</u> <u>2. Amenity values for the zone where non-compliance occurs</u> <u>3. Functional and operational requirements of rural production activities.</u> <u>4. The priority given to land based primary production activities on Highly Productive Land and Versatile Land</u> <u>5. Methods for mitigation for sensitive activities such as noise insulation, alternative locations, bedroom layout and other effective methods.</u>
New Zealand Frost Fans Limited	NOISE - Noise /Assessment Criteria / NOISE-AC1: General assessment criteria for activities generating noise and/or vibration	165.42	Support	Supports proposed assessment criteria as appropriate.	Retain NOISE-AC: General assessment criteria for activities generation noise and/or vibration as notified.
New Zealand Frost Fans Limited	NOISE - Noise /Assessment Criteria / NOISE-AC2: Noise generated from rural production activities not meeting the activity standards (NOISE-R5)	165.43	Amend	Considers that the proposed assessment criteria appears to inappropriately give weight to non-primary production activities and does not give effect to the National Policy Statement for Highly Productive Land. Additional matters of discretion are required to appropriately balance the priority of activities.	<p>Amend NOISE-AC2: Noise Generated from rural production activities not meeting the activity standards (NOISE-R5) as follows or alternative and any consequential relief required to address the matters raised in the submission:</p> <p>The following assessment criteria apply in addition to NOISE- AC1:</p> <p>Rural Production</p> <ol style="list-style-type: none"> a. The extent to which productive rural activities can be activities can be undertaken while mitigating or managing noise effects on adjacent properties, in particular on noise sensitive activities. b. <u>The priority of land based primary production activities on Highly Productive Land and Versatile Land.</u> c. <u>The extent to which the design, construction and location of noise sensitive activities can avoid sensitivity effects.</u>

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /Introduction /	165.44	Support	Supports introduction as it appropriately summarises key issues for the Rural Lifestyle Zone.	Retain the introduction to the Rural Lifestyle Zone as notified.
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /Issues / RLZ-I1: Inappropriately located rural lifestyle development can result in the irreversible loss of highly	165.45	Support	Supports Issue as it appropriately summarises lifestyles potential impact on productive soil.	Retain RLZ-I1: Inappropriately located rural lifestyle development can result in the irreversible loss of highly productive land and versatile soil as notified.
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /Issues / RLZ-I3: The potential for reverse sensitivity in rural environments	165.46	Amend	Supports issue generally, however considers that 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. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. 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. Considers that the effects of land based primary production should be prioritised and sensitivity issues managed.	Amend RLZ-I3: The potential for reverse sensitivity in rural environments as follows or alternative and any consequential relief required to address the matters raised in the submission: RLZ-I3: The potential for reverse sensitivity conflicts between uses in rural environments Reverse sensitivity effects <u>Conflicts between uses</u> can occur where conflicts arise between existing rural land uses and neighbouring rural lifestyle development and non-rural land uses operate in close proximity . Rural lifestyle development has the potential to give rise to reverse-sensitivity effects <u>be sensitive to the amenity requirements with land based primary production</u> which and need to be managed to protect the productive potential of the Rural Production Zone, and highly productive land, and the viability of activities that rely on the rural area. All rural zones include working environments. The rural environment of Napier contains a diverse range of land uses including agriculture, horticulture, viticulture, residential, and rural residential activities. Rural lifestyle living can be in conflict with and, therefore, compromise adjacent land uses through complaints about the effects of rural activity such as noise.
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /Objectives / RLZ-O1: Choice of residential lifestyle living	165.47	Support	Retain RLZ-O1: Choice of residential lifestyle living as notified.	Retain RLZ-O1: Choice of residential lifestyle living as notified.
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /Objectives / RLZ-O2: Inappropriate subdivision, use, and development	165.48	Amend	Supports RLZ-O2 generally, but does not meet the requirements of the National Policy Statement for Highly Productive Land insofar as that this objective, nor any other in the zone, seeks to protect the productive capacity of Highly Versatile and Versatile Land. This should be in the values protected from degradation from inappropriate subdivision, use and development in the zone.	Amend RLZ-O2: Inappropriate subdivision, use and development as follows or alternative and any consequential relief required to address the matters raised in the submission: RLZ-O2: Inappropriate subdivision, use and development Important natural features and landscapes, biodiversity, <u>highly productive, versatile land</u> , and cultural and heritage values are protected from subdivision, use, and development that may degrade those values from both individual proposals and cumulative effects.
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /Objectives / RLZ-O6: Reverse sensitivity	165.49	Amend	Supports Objective RLZ-O6: Reverse sensitivity generally but considers 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. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. 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. Considers that the effects of land based primary production should be prioritised and sensitivity issues managed.	Amend RLZ-O6: Reverse sensitivity as follows or alternative and any consequential relief required to address the matters raised in the submission: RLZ-O6: Reverse sensitivity <u>Conflicts of uses</u> Development in the Rural Lifestyle Zone does not compromise the <u>establishment and</u> efficient operation of rural activities.

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /Policies / RLZ-P2: Protect rural character and amenity values	165.50	Support	Supports as the policy appropriately identifies matters that are relevant to the character and amenity of the Rural Lifestyle Zone and adjoining Zones.	Retain RLZ-P2: Protect rural character and amenity values as notified.
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /Policies / RLZ-P4: Manage development in the Rural Lifestyle Zone	165.51	Support	Supports as the policy appropriately identifies and protects the values of the Rural Lifestyle Zone and gives effect to the National Policy Statement for Highly Productive Land by protecting productive soils.	Retain RLZ-P4: Manage development in the Rural Lifestyle Zone as notified.
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /Policies / RLZ-P5: Reverse sensitivity	165.52	Amend	Supports RLZ-P5: Reverse sensitivity generally but considers 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. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. 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. Considers that the effects of land based primary production should be prioritised and sensitivity issues managed.	Amend RLZ-P5: Reverse sensitivity as follows or alternative and any consequential relief required to address the matters raised in the submission: RLZ-P5: Reverse sensitivity <u>Conflicts of uses</u> <u>Manage the establishment, design, and location of new sensitive activities and other non-productive activities adjacent in close proximity to the Rural Production Zone to avoid, where possible, or otherwise mitigate any actual or potential sensitivity and/or reverse sensitivity effects on primary production activities and land based primary production activities.</u>
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /Policies / RLZ-P6: Cumulative effects	165.53	Amend	Supports policy generally as it is appropriate to include Versatile Land in the policy as defined by the Hawkes Bay Regional Council as it encompasses a wider range of soils that could be considered Highly Productive Land when the National Policy Statement is fully implemented in the region.	Amend RLZ-P6: Cumulative effects as follows or alternative and any consequential relief required to address the matters raised in the submission: RLZ-P6: Cumulative effects Use and development of the Rural Lifestyle Zone do not have adverse cumulative effects, that: <ul style="list-style-type: none"> deplete the versatility and productivity of the soil resource, highly productive land <u>and/or highly versatile land</u>, or natural resources; avoid adverse effects on outstanding natural features, and mitigate impacts on significant landscapes, biodiversity, and/or heritage and cultural values.

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table / RLZ-R1: Agriculture, horticulture, and viticulture activities	165.54	Amend	Considers that several of the matters of discretion are without policy foundation and do not prioritise land based primary production on Highly Productive Land and versatile soil. Considers that 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. It is difficult to find a causal nexus for most performance standards that a proposal would be non-compliant with and these matters. Additionally 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 in order to give effect to the National Policy Statement for Highly Productive Land.	Amend RLZ-R1: Agriculture, horticulture and viticulture activities as follows or alternative and any consequential relief required to address the matters raised in the submission: Matters of discretion are: 1. General assessment matters; 2. Visual and amenity values; 3. Rural characteristics and amenity values; 4. Risk to public health and safety, and the environment; 5. Infrastructure services; 6. Fire and pest control; 7. Nature, scale and intensity of land use; 8. Ecological, aquatic and natural values; 9. The effects on the open character of the zone; 10. The effects on the safety of people and property; 11. Cultural, ecological aquatic and natural values; 12. The effects on the maintenance, use and development of a watercourse or open drain, and 13. Cumulative effects. <u>x. The priority given to land based primary production activities on Highly Productive Land and Versatile Land.</u> <u>xx. Methods for mitigation for sensitive activities such as noise insulation, alternative locations, bedroom layout and other effective methods.</u> <u>xxx. the maintenance of the productive capacity of Highly Productive Land and Versatile Land</u>
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table / RLZ-R3: Residential activities	165.55	Support	Supports the rule as it appropriately limits residential density and by proxy higher densities of sensitive activities in the zone.	Retain RLZ-R3: Residential Activities as notified.
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table / RLZ-R5: Minor residential unit, a residential care facility, an education facility	165.56	Amend	Considers that non-compliance with the rule should be the same as residential density as the effects with regard to sensitivity, amenity and others are likely to be similar or of an even larger scale. Non-complying activity status for non-compliance is more appropriate.	Amend non-compliance with RLZ-R5: Minor residential unit, a residential care facility, and education facility to be a Non-complying activity.
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table / RLZ-S1: Density	165.57	Amend	provision contains matters of discretion, despite being a non-complying activity as set out in RLZ-R3.	Delete matters of discretion, retain non-complying activity status.
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table / RLZ-S3: Setback from highly productive land	165.58	Amend	Supports the standard is largely, the scale of mapping highly productive land makes practical implementation difficult. A 30m setback from zone boundary with Rural Production Zone and/or any horticultural or viticultural activity may be simpler to implement consistently. If the provision is to be retained then Versatile Land as defined in the Regional Resource Management Plan should be included as this will include additional land with land uses that may have the same or similar effects.	Amend RLZ-S3 Setback from highly productive land as follows or alternative and any consequential relief required to address the matters raised in the submission: Rural Lifestyle Zone Purpose: to protect highly productive land and avoid reverse sensitivity effects to land-based primary production activities. 1. No residential activity is located closer than 30 m from highly productive land <u>and/or versatile land.</u>

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table / RLZ-S4: Setback from land-based primary production	165.59	Amend	Supports standard generally however considers 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. Also notes objectives and policies of the PNDP supports primary production on Versatile Soils and the Rural Production Zone generally. 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. Considers that 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. In addition, the Rural Lifestyle Zone has a number of interfaces with the Rural Production zone. The actual or potential activities has the potential to generate sensitivity and reverse sensitivity effects. A buffer is appropriate	Amend RLZ-S4: Setback from land based primary production as follows or alternative and any consequential relief required to address the matters raised in the submission: RLZ-S4: Setback from land based primary production Purpose: to protect rural activities and avoid reverse sensitivity effects to land-based primary production activities. 1. No residential activity is located closer than 30 m from a lawfully established land based primary production activity <u>and</u> 2. <u>Any Rural Production Zone boundary.</u>
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /Assessment criteria - Rural Lifestyle Zone / RLZ-AC2: All land uses	165.60	Support	Supports the assessment criteria with one minor change recommended being the title of the reverse sensitivity effects criteria. The criteria appropriately addresses sensitivity effects and the title should be amended to add clarity.	Amend RLZ-AC2: All land uses as follows or alternative and any consequential relief required to address the matters raised in the submission: Sensitivity and Reverse sensitivity effects
New Zealand Frost Fans Limited	RLZ - Rural Lifestyle Zone /Assessment criteria for particular land uses / RLZ-AC4: Residential care facilities, retirement complexes, travellers' accommodation, day care centres, and education facilities	165.61	Support	Considers that the assessment criteria, in addition with the general criteria are appropriate to manage the effects. It is noted that this submission requests that these activities are deemed non-complying as a result of not meeting their relevant performance standards. This is the submitters preferred potion and if granted the criteria should be deleted. In the event they are not they should be retained as notified.	Retain RLZ-AC4 as notified, or delete if other relief sought by the submitter is granted.
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Introduction /	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
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Issues / RPROZ-I1: The use of rural land for primary production provides economic opportunities	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.
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Issues / RPROZ-I2: The irreversible loss of versatile soils and highly productive land to urbanisation and inappropriate	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
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Issues / RPROZ-I3: The life-supporting capacity of versatile soils and highly productive land is to be protected	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.

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Issues / RPROZ-I4: Rural character and amenity can be undermined by increased development	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.	<p>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:</p> <p>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.</p> <p>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.</p> <p>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.</p>
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Issues / RPROZ-I5: Reverse sensitivity needs to be managed to ensure primary production activities can operate	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.	<p>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:</p> <p>There is potential for <u>reverse sensitivity effects</u> where conflicts arise between existing <u>or changes in rural land uses, and new types of rural production and neighbouring residential and non-rural land uses.</u> Reverse 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.</p> <p>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.</p>
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Objectives / RPROZ-O1: Activities on highly productive land	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.	<p>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:</p> <p>Highly productive land is protected <u>and prioritised</u> for use in land-based primary production, both now and for future generations.</p>
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Objectives / RPROZ-O2: Activities on non-highly productive land	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.

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Objectives / RPROZ-O4: Reverse sensitivity	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.
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Objectives / RPROZ-O5: Cumulative effects	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.
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Policies / RPROZ-P1: Use or development of highly productive land	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.	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: RPROZ-P1: Use or development of highly productive land Ensure- <u>1. Highly Productive Land and Versatile Land is used for, and priority given to, appropriate land based primary production and;</u> <u>2. the inappropriate use or development of Highly Productive Land and Versatile Land is avoided, except that;</u> <u>a. The uses set out in section 3.9 of the National Policy Statement for Highly Productive Land are not inappropriate, and</u> <u>b. The maintenance, operation or upgrade of existing activities is enabled;</u> <u>While</u> <u>c. minimises or mitigates minimising or mitigating any actual or potential cumulative loss of the availability or productive potential of highly productive land by: <u>and,</u></u> <u>d. It avoids the fragmentation of large of geographically cohesive areas of productive land is <u>avoided, and</u></u> <u>e. Reverse sensitivity effects are avoided if possible or otherwise mitigated, and</u>

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
					<p>f. Avoiding inappropriate use and development that are not land based primary production activities;</p> <p>g. Enabling the maintenance, operation, or upgrade of any existing activity where the loss of highly productive land is minimised.</p> <p>Providing for use and development where:</p> <p>3. <u>Except that other use and development may be allowed subject to c, d and e above where that use and development on highly productive land is;</u></p> <p>i. is subject to permanent or long-term constraints in accordance with Section 3.10 of the National Policy Statement for Highly Productive Land 2022; <u>and</u></p> <p>ii. the environmental, social, cultural and economic benefits outweigh the long term environmental social, cultural and economic costs associated with the loss of highly productive land, taking into account both tangible and intangible values.</p> <p>ii. It avoids significant loss of productive capacity; and</p>
New Zealand Frost Fans Limited	<p>RPROZ - Rural Production Zone /Policies /</p> <p>RPROZ-P2: Rural land use outside of highly productive land</p>	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>
New Zealand Frost Fans Limited	<p>RPROZ - Rural Production Zone /Policies /</p> <p>RPROZ-P3: Rural character and amenity</p>	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.	<p>Amend RPROZ-P3: Rural character and amenity as follows or alternative and any consequential relief required to address the matters raised in the submission:</p> <p>RPROZ-P3: Rural character and amenity</p> <p>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:</p> <p>a. a landscape dominated by openness and vegetation;</p> <p>b. significant visual separation between residential buildings on neighbouring properties;</p> <p>c. buildings are generally integrated into a predominantly natural setting functional buildings and machinery associated with primary production; and</p> <p>d. there are natural character elements of waterways, waterbodies, indigenous vegetation and natural landforms, including the coastal environment and;</p> <p><u>e. noise, odour, light, vibration and glare associated with primary production activities.</u></p>
New Zealand Frost Fans Limited	<p>RPROZ - Rural Production Zone /Policies /</p> <p>RPROZ-P5: Protection of rural values</p>	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.

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Policies / RPROZ-P6: Reverse sensitivity	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 RPRO-P6: Reverse sensitivity as follows or alternative and any consequential relief required to address the matters raised in the submission: RPRO-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.
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /Policies / RPROZ-P7: Cumulative effects	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
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table / RPROZ-R1: Primary production activities outside highly productive land	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. <i>The cumulative effect of non-compliance with more than one standard;</i> 7. The effects on the open character of the zone; 8. The effects on the safety of people and property; 9. Cultural, ecological aquatic and natural values; 10. The effects on the maintenance, use and development of a watercourse or open drain, and 11. Cumulative effects.

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table / RPROZ-R2: Primary production activities within highly productive land	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 and experienced <u>agronomist and/or</u> soil scientist which shall <u>must</u> address the following matters: a. a plan identifying the productive capacity of the site, and b. evaluation and evidence to confirm that the subdivision will not result in cumulative loss of the availability and productive capacity of highly productive land in the district. Matters of discretion are: 1. Scale and intensity of land use; 2. Rural characteristics and economic significance; 3. Ecological, aquatic, cultural and natural values 4. Risk to public health and safety, and the environment; 5. Fire and pest control; 6. Cumulative effects; 7. Setback distances from the property boundary, Ahuriri Estuary, any watercourse or open drain; 8. The effects on the shading, outlook and amenity of the neighbouring properties; 9. The effects on the open rural character of the zone; and 10. The effects on the maintenance, use and development of a watercourse or open drain. 11. The priority of land based primary production activities within the Rural Production Zone; 12. The effects on the quantity and productive capacity of highly productive land and versatile land, including the placement of building. Activity status where conditions and standards of RPROZ-R2B are not met: Non-complying
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table / RPROZ-R5: Residential activities and associated buildings and structures (excluding minor residential units)	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

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table / RPROZ-R6: Minor residential unit	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
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table / RPROZ-R7: Residential care facility	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
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table / RPROZ-R8: Day care centre	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
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table / RPROZ-R9: Education facility	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
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table / RPROZ-R10: Travellers' accommodation	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
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table / RPROZ-S3: Setback from highly productive land	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 asite zoned Rural Production Zone.
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table / RPROZ-S4: Height	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:.. x. The priority given to land based primary production activities on Highly Productive Land and Versatile Land.

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
New Zealand Frost Fans Limited	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table / RPROZ-S5: Building coverage	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.