

SUBMISSION ON

Wairarapa Combined District Plan

19 December 2023

To: Masterton District Council, Carterton District Council and
South Wairarapa District Council

Name of Submitter: Horticulture New Zealand

Supported by: NZ Apples & Pears Inc, Vegetables NZ Inc

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Our submission

Horticulture New Zealand (HortNZ) thanks Masterton District Council, Carterton District Council and South Wairarapa District Council for the opportunity to submit on the Proposed Wairarapa Combined District Plan and welcomes any opportunity to continue to work with Masterton District Council, Carterton District Council and South Wairarapa District Council and to discuss our submission.

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

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

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

HortNZ's Role

Background to HortNZ

HortNZ represents the interests of approximately 4,200 commercial fruit and vegetable growers in New Zealand who grow around 100 different fruit, and vegetables. The horticultural sector provides over 40,000 jobs.

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

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

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

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



HortNZ's Resource Management Act 1991 Involvement

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

Submission

1. Horticulture in the Wairarapa

There are a small number of horticultural growers located in the Wairarapa with a mix of vegetable market gardens and orchards. Most operations are located near Masterton and Greytown. A diversity of crops are grown in the Wairarapa, including pipfruit, summerfruit, leafy greens, brassicas, peas, buttercup squash and pumpkins.

The Wairarapa was historically home to dozens of orchards, berry farms and market gardens.¹ Greytown alone had 22 orchards in 1988.² These horticultural operations fed the community, and people felt that the area was the breadbasket of the greater Wellington region. One longtime Wairarapa resident told the local newspaper, “There used to be that many orchards of apples, pears, cherries, and all the berry fruits, raspberries, strawberries and loganberries. People used to fly over the hill from Wellington to pick their own fruit”.³

The entrance of other industries and urban expansion contributed to the shrinking horticultural sector, paired with the moratorium on pea production after the pea weevil outbreak in 2016/17. This ban was lifted in February 2020.

1.1. Potential expansion of low emissions primary production

There is potential for the industry to expand again. For instance, there were just 10 ha of kiwifruit in the greater Wellington region in 2021, and there are 70 ha in 2023.⁴ Horticulture is recognised as a low emissions land use in the Climate Change Commission’s *2023 Advice on the direction of policy for the Government’s second emissions reduction plan*. The advice assumes a 14,000-ha national land use conversion to horticulture from 2020-2030 to meet our domestic climate targets. It says that potential barriers to this expansion include “lack of infrastructure, markets, access to water, skills, or labour”⁵. HortNZ would add that an additional barrier to address is to ensure the protection of highly productive land from urban sprawl.

2. Proposed Combined Wairarapa District Plan

HortNZ encourages the councils to consider impacts of policies in the Combined District Plan on future horticultural development and recognise the potential for growth of the

¹ Masterton District Library and Archive. “Apple Growing”. Accessed online <https://library.mstn.govt.nz/wairarapa-stories/farming/apple-growing/>.

² Wills, Bevan. “The changing face of Greytown over the years”. 18 September, 2018. *Wairarapa Times-Age*. Accessed online <https://times-age.co.nz/local-news/the-changing-face-of-greytown-over-the-years/>.

³ Wills, Bevan. “The changing face of Greytown over the years”. 18 September, 2018. *Wairarapa Times-Age*. Accessed online <https://times-age.co.nz/local-news/the-changing-face-of-greytown-over-the-years/>.

⁴ <https://unitedfresh.co.nz/assets/site/images/images/Fresh-Facts-%E2%80%93-Online-version-2023.pdf>

⁵ Climate Change Commission. *2023 Advice on the direction of policy for the Government’s second emissions reduction plan*. 22 November 2023. Accessed online <https://www.climatecommission.govt.nz/public/Advice-to-govt-docs/ERP2/final-erp2/ERP2-Final-Advice-for-web.pdf> (p. 240)

horticultural industry in Wairarapa. HortNZ believes the enabling position the proposed plan takes towards viticulture can be extended to horticulture. There are many similarities between the requirements for horticultural orchards and viticulture, which are often found in similar regions⁶, and there are established pipfruit, kiwifruit and summerfruit orchards in the Wairarapa.

2.1. Futureproofing for horticultural growth

It is important that the district plan is future-proofed, so that it is fit-for-purpose and responsive to change over its approximately ten-year life (under the current RMA review timeframes). The review of rural provisions in the district plan is occurring in a dynamic policy space, where freshwater regulations, climate change mitigation and adaptation policy, highly productive land rules are all being reconsidered or opened for amendments. Futureproofing resource availability for changing land uses, especially low emissions and food-producing activities, is essential to support the district's growing population.

2.2. Zoning and Reverse Sensitivity

HortNZ supports that rural lifestyle development is directed towards defined areas, including the Rural Lifestyle Zone (RLZ). A robust policy framework that limits ad-hoc development of inappropriate activities within the General Rural Zone (GRUZ) is also supported. This is important for maintaining highly productive soils and the viability of horticultural operations within rural areas.

Reverse sensitivity issues are becoming an increasing problem for the horticulture sector as more people move into productive areas who do not have realistic expectations for neighbouring primary production activities. Horticulture is susceptible to reverse sensitivity effects since highly productive land is often located near urban centres, and the land it operates on is often subject to demand for urban development.

Setbacks are a useful management tool to manage the potential for reverse sensitivity effects. As a permitted activity requirement, they do not preclude development within a lesser distance but at least ensure that a site-specific assessment can be made through a resource consent process. The proposed setback of 10m is not considered sufficient to address potential reverse sensitivity issues so a setback for 30m is sought. A setback of 30m is also sought from residential activities in the RLZ to the boundary of the GRUZ so that there is a setback from primary production activities.

2.3. Highly Productive Land

HortNZ strongly supports the district plan's implementation of the National Policy Statement for Highly Productive Land (NPSHPL). In addition, the approach to recognise and protect "land that utilises the finite combination of climate and soil characteristics which make it suitable for high value crops including viticulture, orchards and olives" through GRUZ-O7 and the Martinborough Soils Overlay is supported. Highly productive land (HPL) policies provide strong protection for our precious soils, but it is worth protecting soils outside of that narrow definition which also support high-value horticulture and viticulture. This

⁶ Central Otago, Hawkes Bay, Tasman and Marlborough all grow wine grapes, pipfruit and summer fruit due to the similar climatic and soil needs of crops.

approach has precedent; it was also taken in the Proposed Otago Regional Policy Statement.⁷

While HortNZ supports the proposed definition of highly productive land, which is taken from the NPS-HPL, the plan needs to consider how to allow for buildings that support primary production on HPL. These are essential enabling activities for a self-sustaining fresh produce supply chain, but they may or may not fall under exemptions for supporting activities under Clause 3.9 of the NPS-HPL. Below are some examples of horticultural support buildings or activities that need to be considered. These points are important to consider in the wider context of food security, resource availability and water quality.

2.3.1. POST-HARVEST ACTIVITIES

Packhouses or cool stores that are not part of an individual operation still need to locate near horticultural operations for processing of produce. These are not on-site facilities. For example, an independent packhouse that facilitates the washing, preparation, packing and distribution of produce on behalf of growers needs to be close by, given the perishable nature of fresh produce, but would be on separately owned land from orchards or vegetable growing operations. Time is a critical factor for quality and processing of fresh produce. As soon as produce is harvested, the count down on its shelf-life for a consumer begins. Post-harvest activities directly support horticultural production, and they are often located on LUC 1-3 near where the produce is grown. Many of these facilities are long-established, servicing nearby horticultural enterprises and have built up networks of suppliers and their labour force over a long period. To support the overall productivity of HPL, it may be desirable for new enterprises to relocate on other land; however, proximity to support a production system may be a higher priority than HPL.

2.3.2. GREENHOUSES

Greenhouses also do not have a clear consenting pathway under the NPS-HPL. Greenhouses that involve planting directly into the soil should not be affected, but hydroponic systems or those that use a growing medium like coconut coir in tables may not meet the definition of land-based primary production. New greenhouses need to meet criteria related to water access, surrounding pasture for nutrient discharge, zone, minimum parcel size, access to an energy source, flat land, distance from point of sale, distance from population centres, and distance from ancillary activities. Most of these criteria are more likely to be met on HPL. As with other types of horticultural production, greenhouse growers are producing fresh produce for consumption and access to markets and networks is key.

The Plan needs to give consideration for where these types of activities will be located. The Ministry for the Environment *Guide to implementation* for the NPS-HPL directs that,

As part of taking a best practice approach to integrated management, local authorities are encouraged to think about the rural environment holistically when developing provisions to give effect to the NPS-HPL...[The rural sector] includes land-based primary production activities but also other primary production activities that are not reliant on the soil resource (such as glasshouses, hydroponic operations, intensive indoor -farming

⁷ See policies for "significant soil" in the Proposed Otago Regional Policy Statement 2019.
<https://www.orc.govt.nz/plans-policies-reports/regional-plans-and-policies/otago-regional-policy-statements>

activities, seasonal worker accommodation) and rural industries that support primary production. As part of considering how to give effect to the NPS-HPL, consideration should also be given to how other activities that support the rural sector will be enabled within a district or region.⁸

Greenhouses are a form of climate adaptation, and they ensure that our food supply is resilient to adverse weather events. They also allow growers to extend the growing season in colder times of year. This creates regional diversity in our food supply when growers can produce tomatoes, cucumbers or capsicum in any region with the right planning framework. Greenhouses are highly efficient growing systems. Modern greenhouses using the nutrient-film technique (NFT) filter water and nutrients continuous in a computer-monitored system that ensures no resources go to waste. Because greenhouses are controlled systems, it is easy to know exactly how much of different nutrients like nitrogen and phosphorus plants need to reach the correct size for market requirements at the right time.

Greenhouses are not included in the definition of an intensive primary production activity because they do not fall under the definition of intensive indoor primary production in the National Planning Standards. They are a highly efficient land use with minimal environmental effects.

In the Wairarapa, HortNZ has heard that there is not an existing planning framework to consent greenhouses, which leads to them being captured in overly strict building or commercial planning rules unsuited to designs that can be temporary structures.

The district plan can support greenhouse production through specific rules appropriate for this primary production activity.

Definition: a structure enclosed by glass or other transparent material and used for the cultivation or protection of plants in a controlled environment but excluding artificial crop protection structures.

Greenhouses should be permitted in GRUZ and RLZ. Standard setback for buildings in GRUZ should apply and a maximum height of 15 metres is generally satisfactory.

2.4. Water Access

Water access will be necessary to achieve horticultural expansion. In their “Summary of Feedback on the Draft District Plan”, the Councils wrote that, “As identified by AgFirst, only horticulture or viticulture can be economically viable on properties less than 40 ha which would align with a 20-ha minimum... Due to constraints to reliable access to water, whether that be physical constraints or regulatory constraints⁹, new horticulture or viticulture is anticipated to be of low demand.”¹⁰

If the community decides through consultation and values and visions development that low emissions production systems and local food system resilience are important to them,

⁸ Ministry for the Environment. 2023. *National Policy Statement for Highly Productive Land: Guide to implementation*. Wellington: Ministry for the Environment.

⁹ The Wellington Regional Natural Resources Plan limits water allocation within the Ruamāhanga Whaitua

¹⁰ Masterton, Carterton and South Wairarapa District Councils. Proposed Wairarapa Combined District Plan: Summary of Feedback on Draft District Plan. October 2023. p. 121

horticultural expansion is possible when enabled through resource allocation decisions. The Wellington Regional Leadership Committee is working on a Food Systems Strategy that will advance this thinking.¹¹

2.5. Natural Hazards

The Proposed Plan provides definitions for hazard sensitive activities, potentially hazard sensitive activities and less hazard sensitive activities:

<i>Hazard sensitive activities</i>	<i>Potentially hazard sensitive activities</i>	<i>Less hazard sensitive activities</i>
<p><i>Means activities that are particularly vulnerable to exposure to a significant risk of damage from one or more identified natural hazard areas. Hazard sensitive activities are the following:</i></p> <ul style="list-style-type: none"> <i>a) Community facilities;</i> <i>b) Marae;</i> <i>c) Healthcare activities;</i> <i>d) Emergency service facilities;</i> <i>e) Educational facilities;</i> <i>f) Entertainment activities;</i> <i>g) Retirement villages;</i> <i>h) Supported residential care facilities; and</i> <i>i) Residential activities and residential units.</i> 	<p><i>Means activities that are potentially sensitive to natural hazards, which are:</i></p> <ul style="list-style-type: none"> <i>f) Buildings associated with primary production;</i> <i>g) Commercial activities;</i> <i>h) Industrial activities; or</i> <i>i) Rural industry activities.</i> 	<p><i>Means activities that are less sensitive to natural hazards, which are:</i></p> <ul style="list-style-type: none"> <i>a) Accessory buildings used for non-habitable purposes;</i> <i>b) Park management activity; and</i> <i>c) Buildings and structures associated with temporary activities.</i>

Our concern is whether the framework for determining risk recognises the differences between urban and rural activities. We want to ensure that non-habitable horticultural structures and ancillary buildings are not accidentally caught up in the rules designed to protect urban areas, since their risk profiles are vastly different.

¹¹ <https://wrlc.org.nz/introducing-the-regional-food-systems-strategy-project>

Structures that support horticultural growing systems like greenhouses, frost fans, artificial crop protection structures and crop support structures are uninhabitable and pose little risk to human safety in the face of natural hazards. Other ancillary buildings that are part of horticultural production like packhouses similarly pose little risk. Their use can be supported by excluding them from natural hazard provisions for buildings and structures.

Many horticultural growing operations already have measures in place to reduce the impact of natural hazards, such as silt traps to prevent sediment erosion from vegetable growing and soak pits for flooding attenuation. Growers are in tune with their environment and already incorporating flooding and damage considerations into their business plans.

Ancillary activities, buildings and structures to horticulture should be excluded from any of the hazard sensitive activities definitions due to their minimal risk to human safety in a natural hazard context. If they must be included in one for clarity, they should be included under "less hazard sensitive activities" which recognises their low risk.

2.6. Biodiversity

There should be provision for existing primary production activities to continue in areas of significant indigenous biodiversity.

The National Policy Statement for Indigenous Biodiversity (NPS-IB) Policy 10 states that, "Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement."

The NPS-IB also states in Clause 3.15 that, "Local authorities must include objectives, policies, and methods in their policy statements and plans to enable specified established activities... to continue where the effects of the activity on an SNA [are managed]".

This direction should be reflected in the proposed plan by ensuring that provisions for biodiversity do not hinder existing primary production. Planned, human-made shelter belts or riparian plantings with native plants should not become subject to strict biodiversity rules. That would create an adverse outcome wherein land users would be disincentivised to plant native species if it meant they would give up flexibility for how they use their land in the future.

2.7. Seasonal Workers Accommodation

Seasonal worker accommodation provides for temporary and often communal living arrangements; it is quite distinct from permanent worker accommodation which might support a full-time employee and their family. HortNZ supports that this is now a definable activity with a specific resource management response in the Combined District Plan.

The plan's current approach of limiting the number of seasonal workers accommodation buildings per site is inappropriate.

Several district plans have taken the approach of providing for such facilities based on a concept of shared kitchen and ablution facilities and separate sleeping quarters. This type of facility is cost efficient and adequately provides for seasonal accommodation.

The largest orchard in the Wairarapa has a village-style arrangement of seasonal worker accommodation to house about 80 workers. They take a hauora (health-based) approach to housing and pastoral care, ensuring that their accommodation suits the cultural and general wellbeing needs of their Pasifika workers. Their accommodation development pattern is beneficial for community cohesion and should not be dismissed arbitrarily. One of the Wairarapa's largest winegrowers provides accommodation and pastoral care for 30 of their own Recognised Seasonal Employer (RSE) workers and five of their contractor's RSEs in a similar cluster of accommodation buildings. See images in Appendix A.

Benefit for the local economy: Seasonal labour is critical to the success of the horticulture sector in the Wairarapa. Horticultural expansion in the Wairarapa would see money pumped into the local economy through contracting and supplying. If seasonal worker accommodation is restricted, that would limit the number of workers local primary sector businesses can bring to New Zealand, seriously affecting their business viability. The workforce enables orchards to harvest their fruit within the critical timeframes required for export markets.

General Rural Zone: Housing seasonal workers in appropriate accommodation near their places of employment is more efficient for the horticulture industry than accommodation further afield that requires workers to commute. Workers should not be expected to commute long distances by road from their home for quality of life and productivity. Seasonal and farming accommodation is generally built near existing power and water sources on the land, so restricting which sites it can locate on would introduce new infrastructure costs.

Highly productive land and Martinborough soil overlay: Seasonal worker accommodation should be allowed on HPL and in the Martinborough soil overlay because it is a necessary supporting activity to primary production which meets the exception in Clause 3.9 (2) (a) of the NPS-HPL. It enables more primary production on HPL, rather than blocking it, as would be the case with urban expansion onto quality soils.

One large vineyard manager planning their new seasonal worker accommodation told HortNZ,

Building on site and our own accommodation is critical for efficiency, negating extra land purchases, its convenience, not renting or buying houses on the market that Kiwis need, and also makes best use of land that is no good for viticulture (even when within the soil overlay).

Our expansion has seen [our winery] spend over 30Million dollars of capital in the last 4 years which has been directly pumped into a lot of local business and suppliers. The land that [our business] seeks is some of the least productive land in the region, (dry and rocky) due to the unique characters those soil types give to the quality of our grapes/wines.

The images in Appendix A show new seasonal worker accommodation on the vineyard. The cluster of buildings creates a communal environment at a scale appropriate for their large workforce.

No need to duplicate national direction: Seasonal worker accommodation buildings are already regulated under national rules for the RSE visa scheme, including the Code of

Practice for Able Bodied Seasonal Workers, published by the Department of Building and Housing 2008.

Rules that restrict seasonal worker accommodation would go against the government's policy to ensure RSE and other seasonal workers are housed in purpose-built housing to avoid pressure on New Zealand housing supply.

2.8. Artificial Crop Protection Structures (ACPS) and Crop Support Structures (CSS)

Artificial Crop Protection Structures (ACPS) are structures that use permeable materials to cover and protect crops and are now essential for horticulture production of some crops.

Crop Support Structures (CSS) extend to a variety of structures upon which various crops rely for growth and support and are positioned and designed to direct growth to establish canopies. They include 'A', 'T' and 'Y' frames, pergolas and fences.

ACPS and CSS are not buildings, which are defined in the National Planning Standards. HortNZ seeks a specific definition for CSS and ACPS so that a specific, clear and appropriate rule framework can be applied which includes a permitted activity rule for ACPS in the GRUZ.

Several district plans around the country specifically provide provisions for ACPS (including for example Whangarei, Auckland, Opotiki, Western Bay of Plenty, Whakatane, Hastings, Tasman).

2.9. Shelterbelts

Shelterbelts are part of primary production operations and assist in realising productive potential. They are an important mechanism for growers by providing shelter from wind and prevent agrichemical spray drift. Shelterbelts are also a mechanism that can reduce the potential for reverse sensitivity complaints as there is barrier between the primary productive activity and adjoining properties.

Shelterbelts play an important role in providing protection from wind and also mitigating spray drift and are generally necessary on a boundary for orchards and some vegetable crops.

2.10. Noise

Rural environments are working rural production areas and should not be portrayed as quiet. Noise does occur in those areas, sometimes on an intermittent basis. Ensuring adequate setbacks of dwellings from horticultural properties is an important part of minimising the potential for reverse sensitivity complaints.

The following factors should be incorporated when setting rural noise standards:

- Rural activities in rural areas should not be subject to urban standards for noise, as it will curtail rural productivity;

- Daytime noise controls should be effective seven days per week – not limited to Monday to Friday, as primary production activities are not limited Monday to Saturday;
- Noise standards in rural zones should be at least 55 dB LAeq to ensure that any assessment against the permitted baseline represents the normal rural environment;
- An exemption from the noise standards should be provided to activities that are part of the primary production activity (example below); and
- Specific rules should be included for activities that generate noise such as frost fans and audible bird scaring devices.

2.10.1. EXEMPTION FROM NOISE STANDARDS

Subject to reasonable use, the following activities should be exempt from complying with noise standards:

- Rural production activities, including agricultural and horticultural vehicles and equipment;
- Aircraft used for agricultural and horticultural purposes; and
- Portable equipment (excluding portable sawmills and frost protection fans and audible bird scaring devices) associated with agricultural and horticultural activities such as spraying and harvesting.

In the proposed plan, frost protection devices and audible bird scaring devices are a permitted activity if they meet noise requirements and operate within certain times. HortNZ supports that approach but seeks some amendments to the provisions.

2.10.2. FROST PROTECTION DEVICES (FROST FANS)

A frost fan is essentially a steel tower with a rotating fan near the top. Frost fans are expensive pieces of equipment that growers invest in to provide a means of protecting their crops if frosts occur. Frost fans cost money to operate and need to be supervised while in operation. They are generally operated during the very early hours of the morning and therefore growers certainly do not operate them unnecessarily. Growers need to be able to operate them if temperatures drop below the critical threshold for their crop.

HortNZ seeks that provisions are included for noise insulation in new residential units that are located within 300m of an existing frost protection device to avoid potential for reverse sensitivity effects. This approach reflects that of the Central Otago District Plan, which recognises that,

Temporary short duration noises (such as those created by frost fighting wind machines, bird scaring devices, harvesting at night etc) have been exempt from these restrictions so as not to unduly restrict seasonal agricultural operations. It is also considered appropriate that where a new activity that may be noise sensitive locates in the rural environment next to an activity that generates noise then the developer of the new

activity should take steps to mitigate the effects of that noise. The cost should not be borne by the existing activity unless it does not meet the [existing noise] standard.¹²

This approach is also taken in the Western Bay of Plenty District Plan.

The approach of establishing a sound insulation boundary around the horticultural area in which dwellings are required to meet sound insulation and ventilation standards is requested in the Combined Wairarapa District Plan.

2.10.3. AUDIBLE BIRD SCARING DEVICES

An audible bird scarer is a noise emitting device used for the purpose of disturbing or scaring birds and can include a gas gun, avian distress alarm, or firearm when used specifically for bird scaring. This is a necessary part of horticulture to protect the crop ready for harvest as birds can destroy an entire crop if not managed. It is important to understand that audible bird scarers are used for a limited period of the year. They are not used year-round.

Generally, the provisions in the bird scarers standard are supported except for a limitation on the number of devices. The key environmental effect to manage is the sound level emitted, not the number of devices themselves.

2.11. Earthworks

The industry requires several supporting activities and infrastructure to enable on-going operation and development. HortNZ seeks an approach to provide for ancillary rural earthworks. There is a need to provide for 'day-to-day' activities that are integral to productive land use in the rural zone.

Ancillary rural earthworks is the disturbance of soil, earth or substrate land surfaces ancillary to primary production that includes:

- Land preparation and cultivation (including establishment of sediment and erosion control measures), for planting and growing operations and harvesting of agricultural and horticultural crops (farming);
- Burying of material infected by unwanted organisms as declared by Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993;
- Irrigation and land drainage; and
- Maintenance and construction of facilities, devices and structures typically associated with farming activities including but not limited to farm tracks, driveways and unsealed parking areas, stock races, silage pits, farm drains, farm effluent ponds, and feeding lots, fencing, crop protection and sediment control measures.

¹² Central Otago District Plan. Section 04 - Rural Resource Area. E. Noise (e) Acoustic Insulation in Rural Resource Area (5). Accessed online <https://www.codc.govt.nz/publications/plans/district-plan/district-plan>.

HortNZ developed a Code of Practice for Erosion and Sediment Control to provide guidance at an industry level for cultivation of vegetables crops¹³. We also note that farm environment plans assist in managing day-to-day activity and are requirements at a regional level in some catchments and coming through at a national level – this lessens the need for regulation at a district plan level.

2.11.1. BIOSECURITY

Biosecurity risks to primary production activities are significant and could have serious impact on both urban and rural communities, particularly the production of food. There needs to be active management to ensure that threats do not enter the country and if they do that pest incursions are able to be addressed.

A biosecurity incursion of unwanted organisms is a hazard and risk that should be managed. The pea weevil incursion is a case in point which had significant effects on the Wairarapa community.

While biosecurity incursions of unwanted organisms are managed by MPI, there are actions that may need to be taken which should be provided for in the district plan. Such actions include the burial of infected material or removal and destruction of vegetation, including indigenous vegetation if it is infected. Therefore, HortNZ seeks provisions in the plan that provide for such activities to be undertaken as permitted given the necessity to act rapidly in a response. The Biosecurity Act 1993 does not give MPI the ability to override the RMA, except when the Minister declares an emergency – and that has never occurred in NZ.

¹³ Horticulture New Zealand Code of Practice 'Erosion and Sediment Control Guidelines for Vegetable Production'. June 2014. <https://www.hortnz.co.nz/assets/Compliance/Erosion-and-Sediment-Control-Guidelines-for-vegetable-production-v1.1.pdf>

Submission on the Wairarapa Combined District Plan

Without limiting the generality of the above, HortNZ seeks the following decisions on the Wairarapa Combined District Plan, as set out below, or alternative amendments to address the substance of the concerns raised in this submission and any consequential amendments required to address the concerns raised in this submission. Additions are indicated by bolded underline, and deletions by strikethrough text.

Provision	Support/ oppose	Reason	Decision sought
Interpretation			
New definition: Ancillary Rural Earthworks		<p>HortNZ supports the use of the National Planning Standards definition of earthworks but seek that the plan includes a definition and activity for ancillary rural earthworks to provide for day to day earthworks for primary production. This will support GRUZ-R5, NU-R20, SASM-P3 and NFL-S1.</p> <p>The ancillary rural earthworks definition should also include the burial of material infected by unwanted organisms under the Biosecurity Act 1993.</p>	<p>Insert the following definition of Ancillary rural earthworks:</p> <p>Means the disturbance of soil, earth or substrate land surfaces ancillary to primary production that includes:</p> <ul style="list-style-type: none"> Land preparation and cultivation (including establishment of sediment and erosion control measures), for planting and growing operations and harvesting of agricultural and horticultural crops (farming) Burying of material infected by unwanted organisms as declared by Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993

New definition: Artificial crop protection structure		HortNZ seeks a definition for artificial crop protection structures to support NU-R19.	<p>Insert the following definition of Artificial crop protection structure:</p> <p>Means a structure with material used to protect crops and/or enhance growth (excluding greenhouses).</p> <p>Note: For the avoidance of doubt artificial crop protection structures are not a building.</p>
New definition: Crop support structures		HortNZ seeks a definition for crop support structures to support NU-R19.	<p>Insert the following definition of Crop support structure:</p> <p>Means an open structure on which plants are grown.</p>
Definition: Earthworks	Support	HortNZ supports the use of the National Planning Standards definition.	Retain as notified.
New definition: Greenhouse		A definition for greenhouses is essential to ensure this efficient growing system, well-suited for climate adaptation, is not caught by burdensome rules meant for other activities.	<p>Insert the following definition of Greenhouse:</p> <p>Means a structure enclosed by glass or other transparent material and used for the cultivation or protection of plants in a controlled environment but excluding artificial crop protection structures.</p>
Definition: Hazard areas	Support	HortNZ supports this definition as it seems aligned with the Proposed National Policy Statement for Natural Hazard Decision-making.	Retain as notified.

Definition: Hazard sensitive activities	Support	HortNZ supports the identification of hazard sensitive activities that are most vulnerable to natural hazards.	Retain as notified.
Definition: Highly productive land	Support	HortNZ strongly supports the inclusion of a definition of highly productive land and provisions to support it within the plan. Using the definition from the NPS-HPL ensures consistency with national direction. We note that "Highly Productive Land" does not need the first letter of each word capitalised.	Retain as notified.
Definition: Intensive primary production	Support	HortNZ supports this definition and supports that horticulture is not considered intensive primary production, since it is an efficient land use.	Retain as notified.
Definition: Intensive indoor primary production	Support	HortNZ supports the use of the National Planning Standards definition. HortNZ supports that greenhouses are not considered intensive indoor primary production because they are highly efficient systems with minimal environmental impacts.	Retain as notified.
Definition: Intensive outdoor primary production	Support	HortNZ supports this definition. HortNZ supports that horticulture is not an intensive outdoor primary production activity because it is a highly efficient production system.	Retain as notified.

<p>Definition: Land based primary production</p>	<p>Support</p>	<p>HortNZ supports the inclusion of a definition of land based primary production and provisions to support it within the plan. Using the definition from the NPS-HPL ensures consistency with national direction.</p> <p>It is important to note that some greenhouses are land-based and plant directly into the soil, just under cover. These growing systems should be enabled on highly productive land alongside other soil-based production.</p>	<p>Retain as notified.</p>
<p>Definition: Less hazard sensitive activities</p>	<p>Oppose in part</p>	<p>Accessory buildings used for non-habitable purposes are a very low natural hazard risk. Buildings associated with primary production are also non-habitable.</p> <p>HortNZ seeks clarity that ancillary buildings and structures for horticulture are not caught in an urban-focused natural hazard risk framework.</p> <p>HortNZ also notes that this definition does not match the list in the chapeau of NH - Natural Hazards.</p>	<p>Means activities that are less sensitive to natural hazards, which are:</p> <ul style="list-style-type: none"> a. Accessory buildings used for non-habitable purposes; b. Park facilities; management activity; and c. Parks furniture; cd. Buildings and structures associated with temporary activities; e. Buildings associated with primary production; and f. Rural industry activities.
<p>Definition: National Grid subdivision corridor</p>	<p>Support in part</p>	<p>The diagram does not match the definition of National Grid Yard.</p>	<p>Amend the diagram to show match the National Grid Yard definition - 10 m from the centreline, not 12.</p>

Definition: National Grid Yard	Support in part	The definition says the area 10 m on either side of the centreline of an overhead National Grid transmission line, but the diagram still shows 12 m.	Amend the diagram to show match the National Grid Yard definition - 10 m from the centreline, not 12.
Definition: Noxious or offensive industry	Oppose in part	HortNZ opposes inclusion of fuel burning equipment as a noxious or offensive industry. Such operations will require consents under the regional plan for discharges to air and are best managed through that process. The effects will depend on the location and so a blanket classification is not supported. All clauses should also have the same numbering system.	Means an industrial activity involving: a. blood or offal... i. b. flax pulping... ii. c. slaughtering... iv. any other processes involving fuel-burning equipment, which individually or in combination with other equipment, have a fuelburning rate of up to 1000 kg/hr; v. d. burning out of the residual content of metal containers used for the transport or storage of chemicals...
Definition: Pest plant species	Support in part	The ECO-1 schedule is limited to plants identified in the Wellington Regional Pest Management Strategy. There should be recognition that unwanted organisms are pests but not yet identified in the strategy because they are still unknown or have not yet reached the region.	Amend definition of pest plant species to: Means any plant species identified in Appendix ECO-1 Schedule of pest plant species and unwanted organisms identified under the Biosecurity Act 1993 by Ministry of Primary Industries.
Definition: Potentially hazard sensitive activities	Oppose	Buildings associated with primary production and rural industry activities pose minimal risk to human life and safety. People do not sleep at primary	Means activities that are potentially sensitive to natural hazards, which are: a) Buildings associated with primary production;

		<p>production businesses, which means they are more alert to hazards than people in residential dwellings. In addition, primary production involves fewer people on more land than urban activities. The Building Code has Building Importance categories and non-habitable buildings are importance level 1 (the lowest) as they are buildings which pose low risk to human life or the environment, or a low economic cost.¹⁴</p> <p>Unnecessary restrictions on where horticulture can operate is a risk to local food supply. Horticultural businesses need to operate close to their ancillary activities like packhouses and greenhouses due to the perishable nature of fresh produce.</p>	<p>b) Commercial activities; or</p> <p>c) Industrial activities; or</p> <p>d) Rural industry activities.</p>
Definition: Primary production	Support	HortNZ supports the use of the National Planning Standards Definition.	Retain as notified.
Definition: Productive capacity	Support	HortNZ supports the inclusion of a definition of productive capacity and provisions to support it within the plan. Using the definition from the NPS-HPL ensures consistency with national direction.	Retain as notified.

¹⁴ Ministry for the Environment. Accessed online <https://environment.govt.nz/publications/planning-for-development-of-land-on-or-close-to-active-faults-a-guideline-to-assist-resource-management-planners-in-new-zealand/9-building-importance-category/>.

<p>Definition: Residential visitor accommodation</p>	<p>Oppose in part</p>	<p>Visitor accommodation should be a short-term stay. Ninety days is not short term. Such a length of stay should be regarded as a residential activity.</p> <p>The National Planning Standards definition of visitor accommodation should apply. Any limitation on the length of stay should be in the relevant rules.</p>	<p>Delete the definition of residential visitor accommodation.</p>
<p>New definition: Reverse sensitivity</p>		<p>This term is used frequently throughout the plan, so it should have a definition. Reverse sensitivity does apply to a range of activities, including primary production and network utilities, but it retains the same meaning. This approach is well-established in most district plans. Rules should just be clear about which activity is being protected from reverse sensitivity effects.</p> <p>Reverse sensitivity is one of the biggest issues facing horticulture at the urban-rural interface.</p>	<p>Insert the following definition of Reverse sensitivity from the Draft Combined Wairarapa District Plan:</p> <p>Means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.</p>
<p>New definition: Rural environment</p>		<p>The Strategic Directions for RE - Rural Environment use the undefined term rural environment. It is not clear if this term equates to the rural zones on the planning maps because this term</p>	<p>Insert the following definition of Rural environment:</p> <p>Means land zoned General Rural or Rural Lifestyle.</p>

		sometimes includes open space in other planning documents.	
Definition: Rural produce retail	Support in part	The word “operation” would be more appropriate than “site” because growers may have multiple sites where they grow (meaning land with different certificates of title). These sites could be in close proximity to each other but produce from multiple land parcels are brought together to be sold in one place.	Means the use of land and/or buildings on, or within which, rural produce grown or produced by the same operation on-site, and products manufactured by them from it, are offered for sale. This includes the further processing of products manufactured by the same operation on-site.
Definition: Seasonal worker accommodation	Support	HortNZ supports the definition of seasonal worker accommodation. Seasonal workers also work at post-harvest facilities such as packhouses to prepare produce for market. Work at packhouses follows the same seasonal patterns as other horticultural labour based on when produce is harvested.	Means the use of land and buildings for the sole purpose of accommodating the short-term labour requirement of a primary production activity, and rural industry or post-harvest facility .
Definition: Sensitive activities	Support in part	The NPS-ET has a narrower definition of sensitive activities. If this definition is going to be used with regard to the National Grid Yard, its scope should be narrowed. Otherwise, a new definition should be introduced for sensitive activities in the National Grid Yard.	Amend the definition of sensitive activities as follows or introduce a new definition of sensitive activities in the National Grid Yard. Has the same meaning as in the National Policy Statement on Electricity Transmission (as set out below): Means schools, residential buildings and hospitals.

Definition: Significant hazardous facility	Support	HortNZ supports this definition, especially exclusion c. The incidental storage and use of agrichemicals, fertilisers, and fuel for primary production activities.	Retain exclusion c. as notified.
Definition: Shelterbelts and small woodlots	Support	HortNZ supports provisions for shelterbelts, which are important for horticulture.	Retain as notified.
Special amenity landscapes	Oppose	HortNZ does not support the inclusion of special amenity landscapes. There are no rules that relate to them, so they should be removed from the plan.	Delete definition of special amenity landscapes and SHED8.
Surface water body	Oppose	The definition of waterbody in the RMA does not include artificial channels or water races. The definition should be consistent with the Act. Concerns about obstruction of artificial channels and water ways does not mean they merit the same level of protection as natural water bodies.	Means a body of freshwater in a river, lake, stream, pond, water race, artificial channel, or wetland.
Strategic Directions			
CCR-O1 Climate change mitigation	Support	HortNZ supports the transition to a low emissions economy and recognises that horticulture is a low emissions activity.	Retain as notified.
CCR-O2 Adapting to climate change	Support	HortNZ supports climate change adaptation, including using the	Retain as notified.

		opportunity of climatic changes to the Wairarapa for horticultural expansion.	
CCR-O4 Water resilience	Support	HortNZ supports planning for water resilience and recognises that more efficient activities support this objective.	Retain as notified.
RE-O2 Productive capacity	Support	HortNZ supports preserving the productive capacity of the General Rural Zone for primary production activities.	Retain as notified.
RE-O3 Highly productive land	Support in part	HortNZ supports recognition of highly productive land. Hydroponic growing (like for lettuce) and the use of growing mediums (like strawberries in coconut coir) should also be supported, since these are primary production activities appropriate to the rural environment.	Highly productive land is protected for use in land-based primary production, both now and for future generations.
New provision: RE-OX Supporting activities		Activities that support primary production activities are essential to the effective and productive functioning of the rural zone. Horticultural success in the Wairarapa will require packhouses, freight, agricultural aviation and other ancillary activities. This is a strategic matter to actively enable appropriate use of the rural zone for a thriving rural economy.	Insert a new RE-OX Supporting activities as follows: The rural environment includes activities that support primary production activities such as rural industry.
UFD-O2 Urban growth	Support in part	Urban growth should be planned such that it does not infringe on the productive	The Wairarapa's urban areas grow in a planned, efficient, and structured way to meet future

		capacity of the rural zone, in alignment with the NPS-HPL.	needs in a responsive manner that: 1. provides for... 3. is compatible with the character and amenity of the urban areas; 4. does not compromise the productive capacity of the rural environment.
UFD-O6 Commercial activities	Support in part	It should also be clear that commercial activities outside of town centres do not infringe on the productive capacity of the rural environment.	<i>Commercial activities</i> located outside of town centres do not undermine the function and viability of the Wairarapa's town centres or the productive capacity of the rural environment.
Energy, Infrastructure and Transport			
ENG-P3 Provide for community-scale renewable electricity generation	Support in part	Community-scale electricity generation will reduce the costs of decarbonising rural industry. We support that this policy recognises the need to protect the productive capacity of highly productive land when siting this new infrastructure. This will mitigate land use conflicts.	Retain c. the ability to protect the productive capacity of highly productive land.
ENG-R1 Installation, maintenance, repair, upgrade, and removal of new utility equipment...	Support in part	We support that any actual or potential loss of highly productive land is a matter of discretion for these activities.	Retain matter of discretion 7. Actual and potential loss of highly productive land.
ENG-R2 Operation, maintenance, repair, and removal of existing...	Support in part	We support that any actual or potential loss of highly productive land is a matter of discretion for these activities.	Retain matter of discretion 2. Actual and potential loss of highly productive land.

ENG-R3 Small-scale renewable electricity generation...	Support in part	HortNZ strongly supports that operation of a wind turbine is a controlled activity in the General Rural Zone and that highly productive land is considered under these rules.	<p>2. General Rural Zone, Activity status Controlled: Retain matter of control 4. Measures to avoid and minimise any potential loss of highly productive land.</p> <p>All Zones, Activity status Restricted discretionary: Retain matter of discretion 4. Actual and potential loss of highly productive land.</p>
ENG-R4 Community-scale renewable electricity generation (solar)...	Support in part	HortNZ strongly supports that community-scale solar is a controlled or restricted discretionary activity not located on highly productive land.	<p>1. General Rural Zone and 3. All other zones: Retain as notified, particularly:</p> <p>a. The activity is not located within... x. Highly productive land.</p>
ENG-R5 Community-scale renewable electricity generation (wind)...	Support in part	<p>HortNZ strongly supports that community-scale wind electricity generation is a controlled or restricted discretionary activity not located on highly productive land.</p> <p>Highly productive land should be a matter of discretion for wind generation in the General Rural Zone that does not comply with ENG-R5(1)(b).</p>	<p>1. General Rural Zone, Activity status Controlled: Retain as notified, particularly:</p> <p>a. The activity is not located within... x. Highly productive land.</p> <p>2. General Rural Zone, Activity status Restricted discretionary: Matters of discretion: X. Actual and potential loss of highly productive land.</p>
Network Utilities Introduction	Support in part	The 5 th paragraph would be clearer and recognise that many land uses do not	Amend NU Introduction Para 5: Likewise, incompatible land uses adjacent to network utilities can have the potential to

		have adverse effects on network utilities if it focused on incompatible land uses.	impart an adverse effects on the ongoing function and operation of network utilities.
NU-O3 Adverse effects on network utilities	Oppose in part	With regard to reverse sensitivity, the NPS-ET's requirement under Policy 10 is that "decision-makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network". The policy does not suggest that plans "protect" network utilities. Managing activities to avoid reverse sensitivity would be the approach more aligned with national direction.	Amend NU-O3 Incompatible subdivision, use and development are managed to avoid reverse sensitivity effects, to the extent reasonably possible, on the safe function and operation of network utilities.
NU-O4 National Grid	Oppose in part	With regard to reverse sensitivity, the NPS-ET's requirement under Policy 10 is that "decision-makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network". This is different than the absolute "avoid" directive in the objective as written. NU-O4 should reflect the intent of the NPS-ET.	Subdivision, use, and development are managed to avoid reverse sensitivity effects, to the extent reasonably possible , on the <i>National Grid</i> and ensure that the operation, maintenance, repair, upgrading, and development of the <i>National Grid</i> is not compromised.
NU-P4 Managing adverse effects of network utilities	Support in part	HortNZ supports management of the adverse effects of network utilities. HortNZ has a Memorandum of Understanding with Transpower that	Insert a clause: g. mitigating adverse effects on primary production activities.

		states that restrictions on horticultural buildings, structures and activities for health and safety needs near electricity infrastructure “should not place unnecessary limitations on growers”. As such, HortNZ seeks that primary production activities are included in this policy to avoid unnecessary limitations on the ability to use productive land, which is a physical resource.	
NU-P6 National Grid	Oppose in part	<p>In the NPS-ET, sensitive activities includes “schools, residential buildings and hospitals” which is much narrower than the Proposed Plan definition. Policy 11 requires that local authorities consult with the national grid operator “to identify an appropriate buffer corridor within which it can be expected that sensitive activities will not generally be provided for in plans and/or given resource consent.” (emphasis added). This policy does not require an absolute “avoid” clause for the establishment or expansion of sensitive activities. It also suggests that a specific buffer zone should be identified. The current Proposed Plan wording of “near” the National Grid is imprecise.</p>	<p>Amend NU-P6 to align with definition of sensitive activities in the NPS-ET or include a separate definition of “sensitive activities in the National Grid Yard”.</p> <p>Amend NU-P6 as follows: Manage subdivision, use, and development near the <i>National Grid</i> to:</p> <ol style="list-style-type: none"> avoid generally not provide for the establishment or expansion of schools, residential buildings and hospitals in the National Grid Yard sensitive activities; ensure that the safe and efficient operation, maintenance, repair, <i>upgrading</i>, removal, and development of the <i>National Grid</i> is not compromised; and to the extent reasonable possible, avoid incompatible activities in the National Grid Yard

			that could lead to ensure that reverse sensitivity effects on the National Grid are avoided.
NU-R3 Upgrading of existing above ground network utilities	Support in part	This provision should include a condition that replacement conductors are the same voltage. The NZ Electrical Code of Practice for Electrical Safe Distances requires greater clearance distances for buildings and other activities the greater the voltage of a conductor (See Tables 1 and 2 of the NZECP34:2001). This increase can adversely affect landowners.	Amend NU-R3 1 a) to include: viii) replacement conductors are the same voltage
NU-R16 Aboveground electricity lines and associated support structures...	Support	HortNZ supports a matter of discretion that considers that adverse effects of the network utility on existing land uses.	Retain NU-R16 Matter of discretion 4. The extent to which the network utility may adversely impact on existing land uses.
NU-R19 Buildings, structures and activities in the National Grid Yard	Support in part	In the NPS-ET, sensitive activities includes "schools, residential buildings and hospitals" which is much narrower than the Proposed Plan definition. Either align with definition of sensitive activities in the NPS-ET or include a separate definition of "sensitive activities in the National Grid Yard". The term "intensive farming activities" is no longer defined in the plan and should be substituted for "intensive primary production".	Retain NU-R19 1. (c) (iii) as notified. Amend NU-R19 1. as follows: a) The activity is not a <u>school, residential building or a hospital</u> sensitive activity ; b) <i>Buildings or structures</i> comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) and are: <ul style="list-style-type: none">i. for a network utility;ii. a fence not exceeding 2.5m in height above ground level;

		<p>“Produce packing facilities” is not a defined term, so it is unclear what scale of the activity is considered. As such, it should be removed.</p> <p>HortNZ supports the rule as proposed for commercial greenhouses, artificial crop protection structures and crop support structures.</p>	<p>iii. a non-habitable building or structure used for agricultural and horticultural activities including irrigation that is not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive primary production farming activities, or a commercial greenhouse, or produce packing facilities; or...</p>
<p>NU-R20 In the National Grid Yard:</p> <ol style="list-style-type: none"> 1. Land disturbance for the installation of fence posts 2. Earthworks 	Support in part	<p>The land disturbance exception for horticultural cultivation should also include ancillary rural earthworks, such as land preparation. The default activity status should be restricted discretionary, not non-complying. Restricted discretionary is the more appropriate status when permitted activity standards cannot be met.</p>	<p>Amend NU-R20 1. (f) (i) as follows:</p> <ol style="list-style-type: none"> i. <i>land disturbance</i> undertaken as part of agricultural, horticultural or domestic cultivation, ancillary rural earthworks, or repair or resealing of a <i>road</i>, footpath, driveway, or farm track; <p>Amend NU-R20 2. to restricted discretionary activity status.</p>
TR-O1 Well-connected, integrated, safe, and accessible transport network	Support	<p>Well-functioning roads are needed to facilitate the movement of fresh fruits and vegetables to market. Fresh produce is highly perishable, and its sale relies on an efficient transportation network.</p>	Retain b. as notified.
Hazards and Risks			

CL - Contaminated Land	Support	HortNZ supports reliance on the NES-CS. We also support that the Proposed Plan is clear that Clause 5 of the NES-CS sets out the situations in which it applies, which excludes production land that continues to be in production.	Retain as notified.
HAZ - Hazardous Substances	Support	HortNZ supports the approach in the Hazardous Substances section.	Retain as notified.
NH - Natural Hazards	Oppose in part	Buildings associated with primary production and rural industry activities pose minimal risk to human life and safety. People do not sleep at primary production businesses, which means they are more alert to hazards than people in residential dwellings. In addition, primary production involves fewer people on more land than urban activities. The Building Code has Building Importance categories and non-habitable buildings are importance level 1 (the lowest) as they are buildings which pose low risk to human life or the environment, or a low economic cost. ¹⁵ Unnecessary restrictions on where horticulture can operate is a risk to local	<p>Potentially hazard sensitive activities comprise the following:</p> <ul style="list-style-type: none"> • Buildings associated with primary production; • Commercial activities; and • Industrial activities; and • Rural industry activities; <p>Less hazard sensitive activities comprise the following:</p> <ul style="list-style-type: none"> • <u>Buildings associated with primary production;</u> • <u>Rural industry activities;</u>

¹⁵ Ministry for the Environment. Accessed online <https://environment.govt.nz/publications/planning-for-development-of-land-on-or-close-to-active-faults-a-guideline-to-assist-resource-management-planners-in-new-zealand/9-building-importance-category/>.

		<p>food supply. Horticultural businesses need to operate close to their ancillary activities like packhouses and greenhouses due to the perishable nature of fresh produce.</p>	<ul style="list-style-type: none"> • <i>Accessory buildings</i> used for non-habitable purposes...
NH-P1 Identification of natural hazards	Support	<p>HortNZ supports an approach that considers vulnerability/sensitivity of activities, likelihood and consequences when determining natural hazard risk. We caution that rural primary production activities carry a lower sensitivity than activities involving a dense or vulnerable population and should be designated as such.</p>	Retain as notified.
NH-P5 Less hazard sensitive activities in all hazard areas	Support in part	<p>HortNZ supports this approach to allowing less sensitive activities to proceed where they do not pose additional risk to other people or activities. Rural primary production like fruit and vegetable growing is best suited to this hazard designation, including the non-habitable associated structures and buildings.</p>	Retain as notified.
NH-P8 Infrastructure in hazard areas	Support	<p>HortNZ supports the need for continued infrastructure upgrade and establishment in hazard areas, especially roads to support rural communities to evacuate</p>	Retain as notified.

		during emergencies. Roads are also needed to continue to move fresh produce efficiently when primary production continues in high natural hazard risk areas.	
NH-R2 Less hazard sensitive activity within all hazard areas	Support in part	HortNZ supports that less hazard sensitive activities are permitted in all hazard areas and considers that primary production activities, including associated structures and non-habitable buildings, should be included under this rule.	Retain as notified.
NH-R3 Any potentially hazard sensitive activity and associated buildings within moderate hazard areas and low hazard areas	Support in part	This approach is supported, but buildings associated with primary production should fall under NH-R2 as less hazard sensitive activities due to their low risk to human wellbeing.	Amend the definition of less hazard sensitive activities to include buildings for primary production.
NH-R5 Earthworks within flood hazard areas	Support in part	There should be provision for earthworks for normal rural production activities in the General Rural Zone within flood hazard areas as long as they do not increase flood risk.	Amend the title of NH-R5 Earthworks (<u>including ancillary rural earthworks</u>) within flood hazard areas
Historical and Cultural Values			
SASM-P3 Allow limited earthworks within sites and areas of significance to Māori	Support in part	This policy should also provide for ancillary rural earthworks such that primary production activities can continue on privately-owned land. This aligns with	Amend SASM-P3 as follows: Allow for... b. Other earthworks, <u>including ancillary rural earthworks</u> , on, or in proximity to sites and

		the approach taken in SASM-R2 and SASM-R6.	areas of significance to Māori only where it can be demonstrated that the identified values will be protected, having regard to...
SASM-P4 Allow limited activities within sites and areas of significance to Māori	Support in part	This policy should also provide for cultivation such that primary production activities can continue on privately-owned land. This aligns with the approach taken in SASM-R2 and SASM-R6.	Amend SASM-P4 as follows: a. Land disturbance and cultivation ...
SASM-P6 Avoid removal or destruction of sites and areas of significance to Māori	Support in part	The policy as written does not clarify what types of activities are avoided. This policy should be more specific to not contradict the other policies and rules in this chapter allow some activities like cultivation to take place within sites and areas of significance to Māori.	Amend SASM-P6 to clarify which activities are avoided while allowing for those activities captured in SASM-R2, SASM-R4, SASM-R5 and SASM-R6.
SASM-R2 Land disturbance (excluding earthworks) within a site or area...	Support	HortNZ supports provisions for land disturbance necessary to everyday horticultural activities on privately-owned land, including installation of water pipes, gardening, cultivation and maintenance or repair of existing tracks and culverts.	Retain as notified.
SASM-R6 Maintenance and repair of an existing network utility structure and existing primary production structures...	Support in part	HortNZ supports permitted activity status for maintaining or repairing primary production structures within a site of significance, especially artificial crop protection structures and crop support structures.	Retain as notified.

Natural Environment Values

<p>ECO - Ecosystems and Indigenous Biodiversity</p>	<p>Support in part</p>	<p>A biosecurity incursion of unwanted organisms is a hazard and risk that should be managed. The pea weevil incursion is a case in point which had significant effects on the Wairarapa community.</p> <p>While biosecurity incursions of unwanted organisms are managed by MPI, there are actions that may need to be taken which should be provided for in the district plan. Such actions include the burial of infected material or removal and destruction of vegetation, including indigenous vegetation if it is infected. Therefore, HortNZ seeks provisions in the Plan that provide for such activities to be undertaken as permitted given the necessity to act rapidly in a response. The Biosecurity Act 1993 does not give MPI the ability to override the RMA, except when the Minister declares an emergency, and that has never occurred in NZ.</p>	<p>Add the following issue to the chapter chapeau. If biosecurity provisions are better suited to the GRUZ chapter, add them there.</p> <p>Biosecurity risks to primary production activities are significant and could have serious impact on both urban and rural communities, particularly the production of food. There needs to be active management to ensure that threats do not enter the country and if they do that pest incursions are able to be addressed.</p>
<p>ECO-O1 Indigenous biodiversity</p>	<p>Support in part</p>	<p>The term “biological diversity” is undefined. The RMA uses the terms “indigenous vegetation” and “significant</p>	<p>Amend ECO-O1 as follows: The biological diversity of indigenous species and habitats <u>Indigenous vegetation and significant habitats of indigenous fauna</u></p>

		habitats of indigenous fauna”, which are more appropriate for this objective. Objectives ECO-O1 and ECO-O2 could be combined given the overlap discussing significant habitats.	within the Wairarapa is are maintained and enhanced, or restored where degraded and protected from inappropriate subdivision, use and development.
ECO-O2 Significant indigenous vegetation and habitats	Oppose in part	This objective can be combined with ECO-O1.	Delete ECO-O2.
ECO-OX Biosecurity (new objective) ECO-PX Biosecurity (new policy)		<p>A biosecurity incursion of unwanted organisms is a hazard and risk that should be managed. The pea weevil incursion is a case in point which had significant effects on the Wairarapa community.</p> <p>While biosecurity incursions of unwanted organisms are managed by MPI, there are actions that may need to be taken which should be provided for in the district plan. Such actions include the burial of infected material or removal and destruction of vegetation, including indigenous vegetation if it is infected. Therefore, HortNZ seeks provisions in the Plan that provide for such activities to be undertaken as permitted given the necessity to act rapidly in a response. The Biosecurity Act 1993 does not give MPI the ability to override the RMA, except when the Minister declares an</p>	<p>Include a new objective and policy as follows in the Ecosystems and Indigenous Biodiversity chapter (or the GRUZ chapter if deemed more appropriate):</p> <p>ECO-OX: Take an integrated management approach to biosecurity risks to ensure that rural production is not adversely affected by incursions of pests and unwanted organisms.</p> <p>ECO-PX: Enable disposal of infected material for biosecurity purposes and treatment of areas to manage incursions of unwanted organisms.</p> <p>Include a definition of ancillary rural earthworks as sought that includes burial of infected material for biosecurity purposes.</p>

		emergency, and that has never occurred in NZ.	
ECO-P5 Appropriate activities for areas of significant indigenous vegetation or habitat	Oppose in part.	<p>There should be provision for existing primary production activities to continue.</p> <p>NPS-IB Policy 10 states that, "Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement."</p> <p>The NPS-IB also states that, "Local authorities must include objectives, policies, and methods in their policy statements and plans to enable specified established activities... to continue where the effects of the activity on an SNA [are managed]"</p>	Amend ECO-P5 to include: g. maintenance of existing primary production activities.
ECO-P7 Appropriate modification of other indigenous vegetation	Support in part	Where landowners have planted indigenous vegetation, they should be able to appropriately manage such vegetation. Otherwise, there is a perverse outcome of discouraging planting of indigenous vegetation - eg for shelterbelts or amenity planting.	Retain f. relating to vegetation planted for horticulture purposes as notified.

ECO-R1 Modification of indigenous vegetation within a Significant Natural Area	Support in part	HortNZ supports the recognition of the need to remove infected material for biosecurity purposes.	Retain ECO-R1 1) a) viii) as notified.
ECO-R2 Modification of indigenous vegetation outside of a Significant Natural Area	Support in part	HortNZ supports the recognition of the need to remove infected material for biosecurity purposes.	Retain ECO-R2 1) k) as notified.
NATC-O1 Preserve and enhance natural character	Support	An objective to preserve the natural character of rivers, lakes and wetlands and their margins is consistent with s6a) of the RMA.	Retain as notified.
NATC-P1 Retain special qualities and natural character of surface waterbodies	Support in part	The definition of surface waterbodies includes water races and artificial channels, which do not have natural character. To better achieve NATC-O1, reference should be to rivers, lakes and natural inland wetlands.	Amend NATC-P1 as follows: Manage the design, location, and scale of subdivision, use, and development to preserve the special qualities and natural character of adjoining surface waterbodies rivers, lakes and natural inland wetlands. so they preserve the special qualities and natural character of surface waterbodies .
NATC-P3 Enabled earthworks in proximity to Significant Waterbodies	Support	HortNZ supports the recognition of irrigation and water supply infrastructure needs.	Retain NATC-P3 as notified.
NATC-P5 Buildings and structures	Oppose in part	It is important that pump sheds for irrigation can be located adjacent to rivers to serve their function and purpose. This needs to be clear to enable water use for primary production activities.	Amend NATC-P5 as follows: ... <i>Waterbodies</i> across all zones and only allow <i>buildings and structures</i> within these setbacks where:

			a. there is a <i>functional need</i> or <i>operational need</i> for their location within the setback, <u>such as pump sheds...</u>
NATC-P6 Modification of vegetation in proximity to Significant Waterbodies	Support in part	Modification of vegetation should also include removal of material infected by unwanted organisms under the Biosecurity Act 1993. HortNZ supports recognition of the modification of vegetation associated with pest plant species and primary production.	Amend NATC-P6 as follows: Allow modification of vegetation within 25m of Significant Waterbodies where it involves pest plant species, <u>disposal of infected material for biosecurity purposes, treatment of areas to manage incursions of unwanted organisms</u> or is associated with primary production, and only allow other modification of vegetation when...
NATC-R1 Earthworks within 25m of a Significant Waterbody	Support	HortNZ supports the inclusion of water supply infrastructure, including irrigation.	Retain NATC-R1 1) a) ii) as notified.
NATC-R2 Modification of vegetation and associated earthworks within 25m of a Significant Waterbody	Support in part	Modification of vegetation should also include removal of material infected by unwanted organisms under the Biosecurity Act 1993. This rule should not be restricted to existing primary production activities.	Amend NATC-R2 1) as follows: b. The <i>modification</i> of vegetation associated with an existing <i>primary production</i> activity and there is no <i>modification of indigenous vegetation</i> ; <u>or</u> c. The removal of material infected by unwanted organisms under the Biosecurity Act 1993.
NFL-O2 Special Amenity Landscapes	Oppose	HortNZ does not support inclusion of special amenity landscapes. NFL-O2 is not just informational, as it directs	Delete NFL-O2.

		maintenance or enhancement of special amenity landscapes.	
NFL-P2 Identify Special Amenity Landscapes	Oppose	HortNZ does not support inclusion of special amenity landscapes. The criteria in NFL-P1 are related to Outstanding Natural Features and Landscapes, and they are not appropriate for other landscapes.	Delete NFL-P2.
NFL-P3 Subdivision, use, and development within an Outstanding Natural Features and Landscapes outside the Coastal Environment	Support in part	There needs to be provision for primary production activities to continue within an ONL or ONF.	Amend NFL-P3 to include: b. vii. Enabling primary production activities to operate.
NFL-P5 Appropriate activities within Outstanding Natural Feature and Landscape	Support in part	There needs to be provision for primary production activities to continue within an ONL or ONF.	Amend NFL-P5 as follows: Allow subdivision, use, and development within an Outstanding Natural Features and Landscapes where: ai. it is associated with conservation activities; or: a. It relates to the maintenance, repair...
NFL-R1 Earthworks, modification of indigenous vegetation, or buildings and structures...	Oppose in part	There needs to be provision for primary production activities to continue within an ONL or ONF.	Amend NFL-R1 by adding: 1) b) Earthworks, modification of indigenous vegetation or buildings and structures are associated with conservation activities or primary production activities...

NFL-S1 Earthworks	Support in part	HortNZ supports an exemption for maintaining farm tracks, fence lines, water supply infrastructure and access ways. These activities all fall under the definition of ancillary rural earthworks.	Add definition of ancillary rural earthworks as sought. Amend NFL-S1 as follows: This standard does not apply to: a. <i>Earthworks</i> associated with maintaining existing farm tracks, fence lines, water supply infrastructure and access ways Ancillary rural earthworks are exempt from the above area standards but must comply with NFL-S1(1)(a).
NFL-S2 Modification of indigenous vegetation	Oppose in part	Modification of vegetation should also include removal of material infected by unwanted organisms under the Biosecurity Act 1993 and removal of weeds and pests.	Amend NFL-S2 as follows: This standard does not apply to modification of indigenous vegetation that is... d. For the removal of material infected by unwanted organisms under the Biosecurity Act 1993.
NFL-S3 Buildings and Structures	Oppose in part	This standard should provide for buildings and structures for primary production activities.	Amend NFL-S3 to include an exemption for buildings and structures for primary production activities.
PA-O1 Public access and enjoyment	Support in part	It is very important that public access to surface waterbodies on primary production land is not required, as that would pose significant health and safety risks and disrupt the rural working environment. There are reverse sensitivity issues if the public is given access to walk	Amend PA-O1 as follows: b. minimises incompatibility of providing Provides public access with adjoining activities only when incompatibility with adjoining activities can be minimised.

		alongside a horticultural operation, which has a need to spray, make noise, etc. which is all appropriate for the rural environment.	
Subdivision			
SUB-O1 Subdivision and development design	Support in part	Small grammatical error	Amend SUB-O1 as follows: Subdivision and developments create allotments and patterns of land use and development that... f. respond to the risks of natural hazards and isare resilient to climate change.
SUB-P5 Rural character and amenity values of subdivision in the General Rural Zone	Support	HortNZ supports enabling primary production and ancillary activities through these provisions. A small change is suggested to align with the NPS-HPL.	Retain c. and d. as notified. Amend SUB-P5 h. as follows: avoiding, remedying, or mitigating potential reverse sensitivity effects.
SB-P6 Avoid inappropriate subdivision in the General Rural Zone	Support	HortNZ supports protections for highly productive land and its use for primary production activities.	Retain as notified.
SUB-P7 Subdivision in the Future Urban Zone	Support in part	Protections for existing rural activities from reverse sensitivity effects are supported.	Retain e. "reverse sensitivity effects on existing rural activities or infrastructure" as notified.

SUB-P8 Subdivision of highly productive land	Support	Recognition of the NPS-HPL is strongly supported.	Retain as notified.
SUB-R2 Subdivision of land to create additional allotment(s)	Support in part	Managing reverse sensitivity effects is essential to a productive rural environment. HortNZ also supports subdivision when it directly enables primary production. Horticultural businesses are highly efficient and can be profitable on lot sizes much smaller than 40 ha.	Retain 2) Matters of control 15) as notified. Retain 10) as notified.
SUB-R5 Subdivision of a surplus residential unit	Support in part	HortNZ supports provisions that protect the General Rural Zone from inappropriate subdivision, use and development. It should be recognised that primary production activities, in particular, need protection from reverse sensitivity effects that could degrade the productive potential of the Rural Zone.	Retain SUB-R5 3. Restricted discretionary status for subdivision in the General Rural Zone. Amend SUB-R5 3. Matters of discretion as follows: 6. Management of potential reverse sensitivity effects on existing land uses, including primary production activities , <i>network utilities</i> , or <i>significant hazardous facilities</i> .
SUB - Table 1 Minimum allotment sizes	Support in part	40 ha minimum allotment size for the GRUZ is supported to protect productive land from fragmentation. Limited exceptions for subdivision for the explicit purpose of primary production is supported. Horticultural businesses can be profitable on lot sizes far smaller than 40 ha.	Retain GRUZ minimum allotment size as notified.

General District Wide Matters			
LIGHT-O3 Provide for security and safety	Support	Artificial lighting is needed for horticultural activities that may occur at night including harvesting, spraying, and packing produce into trucks. Lighting protects the health and safety of workers and provides for security on-farm.	Retain as notified.
LIGHT-P3 Effects of artificial light on amenity values are compatible with the receiving zone	Support in part	Artificial light is compatible with the rural zone to support primary production activities. Amenity values should not take precedence over primary production in its appropriate zone.	Exclude the General Rural Zone from this policy, since light is necessary for health and safety on a seasonal basis.
LIGHT-P4 Role of artificial lighting	Support	Artificial lighting is needed for horticultural activities that may occur at night including harvesting, spraying, and packing produce into trucks. Lighting protects the health and safety of workers and provides for security on-farm.	Retain as notified.
LIGHT-S1 Standards for outdoor artificial light and glare	Oppose	The standard should be effects-based. Artificial lighting is a normal part of rural primary production activities, including nighttime harvesting, spraying and loading produce for distribution. Different requirements are needed based on the zone, time of day and distance from residential activities. Light should be measured from the notional boundary of	Delete LIGHT-S1 and include an effects-based standard based on zones that provides for lighting required for people's health and safety.

		a dwelling, not the site boundary. Otherwise, light standards in the General Rural Zone restrict light necessary for health and safety to provide amenity to pasture and sheep.	
NOISE - Noise	Support in part	HortNZ supports recognition that the rural environment is inherently noisy and that rural activities should be able to continue in their appropriate zone, unhindered by reverse sensitivity effects.	Retain recognition of the noise characteristics of the rural environment.
NOISE-O1 Noise generation	Oppose in part	This objective contains three discrete ideas that should be separated for clarity.	Amend NOISE-O1 to three objectives: O1 - The benefits of activities that generate noise are recognised and provided for. O1a) - Noise should be compatible with the character and purpose of the relevant zone. O1b) - Excessive noise does not cause adverse effects on the public health, safety and wellbeing of people and communities.
NOISE-O2 Reverse sensitivity	Support	HortNZ supports recognition of reverse sensitivity effects.	Retain as notified.
NOISE-P1 Enable noise-generating activities in appropriate areas	Support in part	The policy should clearly link to the zone in which the activity is occurring. This aligns with NOISE-O2 to ensure that noise generating activities appropriate to their	Amend NOISE-P1: Enable the generation of noise from activities that:

		zone are not compromised by reverse sensitivity effects from noise sensitive activities.	a. maintain the predominant character and amenity values of the zone in which the activity is occurring receiving environment by controlling the types of activities and levels of noise permitted in each zone...
NOISE-P8 Noise effects from the rural environment	Support	HortNZ strongly supports provisions to enable horticulture, in particular audible bird scaring devices, frost protection devices and harvesters.	Retain as notified.
NOISE-Rules	Support	HortNZ supports the list of activities which are provided for in the plan, especially horticultural activities, including agricultural vehicles, agricultural aviation, helicopter landing areas, machinery, frost protection equipment and equipment used on a seasonal or intermittent basis.	Retain d. as notified.
NOISE-R1 Emission of noise (not otherwise provided for in this chapter)	Support in part	The title of this rule should be clear that it does not include exempted activities.	Amend NOISE-R1 title: Emission of noise (not otherwise provided for or exempted in this chapter)
NOISE-R4 Emission of noise from bird scaring devices	Support	Provision for audible bird scaring devices is supported.	Retain as notified.
NOISE-R5 Emission of noise from frost protection devices	Support	Provision for frost protection devices is supported.	Retain as notified.

NOISE-R8 Helicopter landing areas	Support in part	Helicopter landing areas for agricultural, horticultural or conservation use are exempt from this chapter's rules.	Ensure that exemption for aircraft for primary production activities is clear.
NOISE-S2 Bird scaring devices	Support in part	<p>HortNZ supports specific provisions for bird scaring devices. Bird scaring devices are used just before sunrise and until just after sunset.</p> <p>The purpose of a noise standard is to manage the level of noise - regardless of the number of emitting sources. Noise levels from the same device may vary based on land contours and location, so noise level - not number of devices - should be the main threshold to manage potential adverse effects.</p>	<p>Amend Bird scaring devices 2) to ½ hour before sunrise and ½ hour after sunset.</p> <p>Delete 2) d).</p>
NOISE-S2 Frost protection devices	Support in part	The proposed rule for frost protection fans is consistent with other rules in district plans. Provisions are sought below for noise insulation in new residential dwellings which is also consistent with rules in other district plans. See discussion in the section on Frost Protection Devices (Frost Fans) in this submission.	Retain as notified.

<p>New rule for insulation for noise sensitive activities close to frost fan</p>		<p>Temporary short duration noises (such as those created by frost fighting wind machines, bird scaring devices, harvesting at night etc) have been exempt from this chapter's noise restrictions so as not to unduly restrict seasonal agricultural operations. It is also considered appropriate that where a new activity that may be noise sensitive locates in the rural environment next to an activity that generates noise then the developer of the new activity should take steps to mitigate the effects of that noise. The cost should not be borne by the existing activity.</p>	<p>Include new rule NOISE-RX:</p> <p>NOISE-RX Residential activities within 300m of a frost protection device</p> <p>General Rural Zone</p> <p>1. Activity status: Permitted</p> <p>Where: Compliance is achieved with NOISE-S4.</p> <p>2. Activity Status: Restricted Discretionary Where compliance is not achieved with NOISE-R16(1).</p> <p>Matters of discretion</p> <ol style="list-style-type: none"> 1. Ability to meet internal noise standards 2. Potential reverse sensitivity effects 3. Mitigation methods
<p>NOISE-S4</p>	<p>Support in part</p>	<p>A new section is sought with standards for acoustic insulation in dwellings within 300m of a frost protection device.</p> <p>Temporary short duration noises (such as those created by frost fighting wind machines, bird scaring devices, harvesting at night etc) have been exempt from this chapter's noise restrictions so as not to unduly restrict seasonal agricultural operations. It is also considered appropriate that where a new activity that</p>	<p>Add to NOISE-S4 Residential activity within 300m of a frost protection device</p> <p>Any new residential activity locating within 300m of an existing frost fan on a separate site in different ownership must be designed and constructed to ensure that the noise level inside any bedroom will not exceed 30dB LAeq when windows are closed and frost protection devices are operating.</p> <p>Written certification of such compliance from an appropriately qualified and experienced acoustic engineer shall be submitted with the</p>

		may be noise sensitive locates in the rural environment next to an activity that generates noise then the developer of the new activity should take steps to mitigate the effects of that noise. The cost should not be borne by the existing activity.	building consent application for residential activity.
SIGN-P1 Official signs and official traffic signs	Support	It is important that signs for health and safety are provided for in the plan.	Retain as notified.
Rural Zones			
GRUZ - General Rural Zone	Support in part	Recognition of the NPS-HPL is supported. Recognition that some land outside of LUC I-III is still highly valued for primary production due to its climatic, soil and proximity to other rural activities is supported.	Retain paragraphs 4 and 5 as notified.
GRUZ-O1 Purpose of General Rural Zone	Support	The purpose is consistent with the description in the National Planning Standards.	Retain as notified.
GRUZ-O2 Rural character	Support in part	Horticulture should be specifically recognised in addition to crops. Cropping more commonly refers to arable crops and crops for animal feed. Recognition of seasonal worker accommodation and the seasonal nature of primary production is supported.	Amend GRUZ-O2 as follows: The predominant character of the General Rural Zone are maintained and enhanced, which include: a. areas of viticulture, horticulture , crops, pasture, forestry (indigenous and plantation),

		Some areas of primary production have closer development, particularly where there are post-harvest facilities or greenhouses.	and the presence of a large number of farmed animals; b. sparsely developed generally well-spaced landscape but includes areas with closer development; with open space between c. buildings that are predominantly used for agricultural, pastoral and horticultural activities, including indoor primary production (e.g. greenhouses , barns and sheds), low density rural living (e.g. farmhouses, <i>seasonal worker accommodation</i> ...
GRUZ-O3 Provision for primary production	Support	HortNZ supports this provision.	Retain as notified.
GRUZ-O4 Enable compatible activities	Support in part	Enabling primary production activities is supported. The approach should align with GRUZ-P1 to provide for other activities while primary production is enabled.	Amend GRUZ-O4 as follows: <i>Primary production</i> activities are enabled, and other activities that have a <i>functional need</i> or <i>operational need</i> to be located within the General Rural Zone are provided for enabled where they are not incompatible with <i>primary production</i> activities.
GRUZ-O5 Reverse sensitivity	Oppose in part	Sensitive activities shouldn't locate in the General Rural Zone unless there is a functional need for them to locate - such as rural schools. Where they do locate in the zone they should avoid potential for reverse sensitivity effects.	Amend GRUZ-O5 as follows: Potential for reverse sensitivity effects on primary production activities is avoided by ensuring that sensitive activities do not inappropriately locate in the General Rural Zone. If they have a functional need to locate in

			the zone, potential reverse sensitivity effects are mitigated.
GRUZ-O6 Rural lifestyle	Oppose in part	Rural lifestyle should be directed to the Rural Lifestyle Zone consistent with the directions in the National Planning Standards. Rural lifestyle is to be avoided in the Rural Zone to mitigate reverse sensitivity effects on primary production and protect productive land. There is no specific policy for rural lifestyle and HortNZ seeks that it has a specific policy, so the direction is clear. The second part of the objective is a policy, not an objective.	Amend GRUZ-O6 as follows: Rural lifestyle development avoids fragmentation of highly productive land and reverse sensitivity effects on primary production activities. Include new GRUZ-PX Rural lifestyle 1. Rural lifestyle subdivision and development is directed to the Rural Lifestyle zones. 2. Rural lifestyle is avoided on highly productive land.
GRUZ-O7 Protection of highly productive land and other land with special characteristics	Support	HortNZ strongly supports this direction.	Retain GRUZ-O7 as notified.
GRUZ-P1 Compatible activities	Oppose in part	The purpose of the General Rural Zone is predominantly for primary production activities. There should not be a limitation of compatibility for primary production activities when the zone is designed for them. Rural lifestyle directions are set in GRUZ-O6, and HortNZ does not support rural lifestyle scattered through the General Rural Zone	Amend GRUZ-P1 as follows: a. Enable <i>primary production</i> activities and associated ancillary activities that are compatible with the purpose, character, and amenity values of the General Rural Zone. b. Provide for other activities that have a <i>functional need or operational need</i> to be located in the General Rural Zone that are not incompatible with <i>primary production</i> and the character of the General Rural Zone.

			c. Provide for rural lifestyle development in rural lifestyle zones , appropriate locations where GRUZ-P1(a) and GRUZ-P1(b) are enabled or provided for.
GRUZ-P2 Incompatible activities	Support	Incompatible activities should be avoided.	Retain GRUZ-P2 as notified.
GRUZ-P3 Rural character	Support in part	The listed activities and values are supported.	Retain GRUZ-P3 c., d. and h. as notified.
GRUZ-P4 Avoid inappropriate subdivision	Support in part	Highly productive land must be protected from inappropriate subdivision, use and development, which is directly relevant to this policy.	Amend GRUZ-P4 to include: c. avoiding subdivision of highly productive land, fragmentation of primary production land, and reverse sensitivity effects on primary production activities. d. seeking consistency with the purpose and character of the zone.
GRUZ-P6 Reverse sensitivity	Support	Avoiding establishment of new sensitive activities is the most appropriate mechanism for avoiding reverse sensitivity effects. The burden of preventing reverse sensitivity effects should be on the new sensitive use, not on existing users.	Amend GRUZ-P6 as follows: b. managing potential reverse sensitivity effects caused by the establishment of new sensitive activities near other primary production activities, including through the use of setbacks and separation distances for the sensitive activity ;
GRUZ-P7 Martinborough Soils Overlay	Support	There is significant land outside of LUC I-III that has unique characteristics that make it well suited to horticulture,	Retain as notified.

		including climate, soil and proximity to other primary production activities.	
GRUZ-P8 Activities within the Martinborough Soils Overlay	Support in part	Horticulture is similar to viticulture and similarly high value. Orchardring, in particular, closely resembles viticulture.	Amend GRUZ-P8 as follows: a. enabling and promoting primary production activities, in particular viticulture and horticulture ; b. providing for the activities that are directly associated with primary production activities including viticulture and horticulture by...
GRUZ-P9 Highly productive land	Support	Recognition of the NPS-HPL is supported.	Retain as notified.
GRUZ-R1 Buildings and structures, including construction, additions, and alterations	Support in part	The rule provides for buildings and structures for primary production activities, but a separate rule for artificial crop protection structures and crop support structures is needed since they have specific requirements. There is potential for horticulture to expand in Wairarapa, and artificial crop protection is likely to expand in the future due to climate change pressures.	Include a new rule for artificial crop protection structures: GRUZ-RX - Artificial Crop Protection Structures and Crop Protection Structures Activity Status: Permitted 1. The establishment of a new, or expansion of an existing artificial crop protection structure or crop support structure. Where: a. The height of the structure does not exceed 6m; and Either:

			<p>b. Green or black cloth is used on any vertical faces within 30m of a property boundary, including a road boundary, except that a different colour may be used if written approval of the owner(s) of the immediately adjoining property or the road controlling authority (in the case of a road) is obtained and provided to the Council; or</p> <p>c. the structure is setback 3m from the boundary</p> <p>Activity status when compliance not achieved: Restricted Discretionary When compliance with GRUZ-RX 1) is not achieved: Matters of discretion: 1. Assessment of the potential glare on neighbouring properties (or road users) from the colour of the cloth</p>
GRUZ-R4 Seasonal worker accommodation	Oppose in part	<p>Specific provisions for seasonal worker accommodation and permitted status for this activity are supported. Seasonal workers may be used for any type of primary production, not just "land-based".</p> <p>There is no reason why there should only be one seasonal worker accommodation building per site, and it is inappropriate</p>	<p>Amend GRUZ-R4 as follows: 1. Activity status: Permitted Where: a. Compliance is achieved with: i. GRUZ-S1; ii. GRUZ-S2; and iii. GRUZ-S3; and b. Is used primarily to meet labour requirements for land based primary production;</p>

that five seasonal worker accommodation buildings should be permitted in the MPZ while only one is permitted in the GRUZ.

One Wairarapa grower has 80 seasonal workers per year housed in a “village” of smaller dwellings on their property, with the women living on the opposite side of the site to the men. This built environment creates much more of a community feel than one giant dormitory would. Seasonal worker accommodation is already tightly regulated by national rules to provide for the wellbeing of workers. More rules are not needed in the district plan to achieve this.

Seasonal worker accommodation is a supporting activity for primary production and should be allowed to locate on highly productive land under clause 3.9 (2) (a) of the NPS-HPL.

c. Comprise of communal kitchen and eating area and separate sleeping and ablution facilities;

d. The accommodation provides for no more than 12 workers; and

e. Compliance is achieved with the Code of Practice for Able Bodied Seasonal Workers, published by the Department of Building and Housing 2008.

~~c. There is no more than one seasonal worker accommodation building per site;~~

~~d. The gross floor area of the seasonal worker accommodation building is no more than 150m²;~~

~~e. The seasonal worker accommodation building is not located on highly productive land or the Martinborough Soils Overlay.~~

~~2. Activity status: **Controlled**~~

~~Where:~~

~~a. Compliance is achieved with GRUZ-R4(1)(a)-(d),² and~~

~~b. Compliance is not achieved with GRUZ-R4(1)(e).~~

~~Matters of control:~~

~~1. The siting and location of the seasonal worker accommodation building; and~~

~~2. Measures to avoid and minimise any potential loss of highly productive land.~~

			<p>3. Activity status: Restricted discretionary Where:</p> <p>a. Compliance is not achieved with GRUZ-R4(1), or GRUZ-R4(2):</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. 2. Number of workers accommodation required to enable the land-based primary production activity. 3. The effect of the intensity and scale of the activity. 4. The <i>building</i> design, siting, form, and external appearance is compatible with the General Rural Zone. <p><u>5. Potential methods to avoid, remedy or mitigate the effects on existing activities, including the provision of screening, landscaping and methods for noise control.</u></p> <p><u>6. The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008.</u></p>
GRUZ-R5 Primary production (excluding quarrying activities, intensive primary production, and rural industry)	Support	A permitted activity rule for primary production is supported. HortNZ specifically seeks that ancillary rural	Add ancillary rural earthworks to GRUZ-R5.

		earthworks are provided as part of primary production activities.	
GRUZ-R6 Agricultural aviation	Support	Agricultural aviation is important for horticultural and biosecurity purposes.	Retain as notified.
GRUZ-R7 Residential visitor accommodation (excluding visitor accommodation)	Oppose	Stays of 90 days are not 'visitor' accommodation, they are merely residential. HortNZ seeks deletion of the definition and rule.	Delete GRUZ-R7 Residential visitor accommodation (excluding visitor accommodation).
GRUZ-R8 Residential activities	Support	HortNZ supports recognition of highly productive land and the Martinborough Soils Overlay.	Retain as notified.
GRUZ-R9 Intensive primary production	Support in part	HortNZ supports a rule for intensive primary production that is consistent with the National Planning Standards, so long as the definition of intensive primary production remains as notified.	Retain definition of intensive primary production as notified.
GRUZ-R11 Rural produce retail	Support	A permitted activity for small rural produce is supported.	Retain GRUZ-R11 but amend definition of rural produce retail.
GRUZ-R15 Visitor accommodation (excluding residential visitor accommodation)	Support	A discretionary activity for visitor accommodation in the General Rural Zone is supported.	Retain as notified.

GRUZ-R16 Rural industry	Oppose	A discretionary activity status is not supported for an activity that is anticipated to occur in the GRUZ. There should be provision for small scale rural industry as a permitted activity and an RDA for larger scale rural industry.	Delete GRUZ-R16 and replace with a permitted activity for small scale rural industry and an RDA for larger scale rural industry.
GRUZ-R18 Commercial and industrial activities not otherwise provided for	Support in part	Commercial and industrial activities are not anticipated in the General Rural Zone, so it is appropriate that they are discretionary. However, rural industry should not require the same activity status. If rural industry is kept as discretionary, then GRUZ-18 should be non-complying.	Retain as notified.
New rule: GRUZ-RX Greenhouses		Permitted activity status and a supporting definition for greenhouses is essential to ensure this efficient growing system, well-suited for climate adaptation, is not caught by rules meant for other activities. Greenhouses are a primary production activity and should be enabled as such in the General Rural Zone.	Insert new rule: GRUZ-RX Greenhouses 1. Activity status: Permitted Insert suggested supporting definition of Greenhouses.
GRUZ-S1 Maximum height	Support	15m height for frost fans is appropriate.	Retain 1) b) as notified.
GRUZ-S3 Minimum setbacks	Oppose in part	A building setback of 10m for any other boundary is not sufficient to mitigate reverse sensitivity effects. A larger boundary is sought for residential	Amend GRUZ-S3 as follows: 1. <i>Buildings or structures</i> must not be located within: a. 10m of any front road boundary of

		<p>activities where reverse sensitivity effects are most likely to be generated. HortNZ does not support the setback from surface waterbodies which includes artificial waterbodies. Any setback should be linked to the size of the waterbody.</p>	<p>sealed roads; b. 10m of any other boundary; c. 25m of any front boundary of unsealed roads; d. 25 20m of any <i>significant waterbody</i>; and e. 10m of any <i>surface waterbody</i> wider than 3m.</p> <p>2. <i>Residential units</i> must also not be located within:</p> <p>a. 40 m of the edge of a plantation forest under separate ownership; b. 300m of a boundary with untreated agricultural effluent disposal areas; c. 300m of an effluent holding pond; and d. 500m of an intensive primary <i>production</i> activity under separate ownership; and e. 30 m from any other boundary...</p> <p>Retain matters of discretion 7. Methods to avoid or mitigate reverse sensitivity effects.</p>
GRUZ-S4 Number of residential units	Support in part	It is supported that the number of seasonal worker accommodation buildings is in addition to the number of residential units on a site.	Retain the exemption for seasonal worker accommodation.
GRUZ-S5 Intensive primary production	Support in part	HortNZ supports a rule for intensive primary production that is consistent with the National Planning Standards, so long	Retain definition of intensive primary production as notified.

		as the definition of intensive primary production remains as notified.	
RLZ-O1 Purpose of the Rural Lifestyle Zone	Support	The objective is consistent with the description in the National Planning Standards.	Retain as notified.
RLZ-O3 Enable compatible activities	Support in part	It is unclear what 'light' primary production activities are. The National Planning Standards description does not differentiate primary production activities.	Amend RLZ-O3 as follows: <i>Residential activities, light primary production activities, and ancillary activities that are compatible with the character and amenity values of the Rural Lifestyle Zone are provided for.</i>
RLZ-P1 Compatible activities	Support	The policy is consistent with the description in the National Planning Standards.	Retain as notified.
RLZ-P2 Incompatible activities	Support in part	Reference to Rural Production Zone should be to General Rural Zone.	Replace reference to Rural Production Zone with General Rural Zone.
RLZ-P3 Rural lifestyle character	Support in part	Consideration for reverse sensitivity and setbacks from primary production activities are supported. This will enable primary production to continue in the rural zones without risking social license to operate.	Retain e. iv. Provide for setbacks from primary production activities; and f. avoiding, remedying, or mitigating reverse sensitivity effects.
RLZ-R5 Primary production, excluding quarrying activities,	Support	Primary production as a permitted activity is supported.	Retain as notified.

intensive primary production, and rural industry			
RLZ-R7 Rural produce retail	Support	Rural produce retail as a permitted activity is supported.	Retain as notified.
RLZ-R8 Shelterbelts and small woodlots	Support	Shelterbelts as a permitted activity is supported.	Retain as notified.
New rule: RLZ-RX Greenhouses		Permitted activity status and a supporting definition for greenhouses is essential to ensure this efficient growing system, well-suited for climate adaptation, is not caught by rules meant for other activities. Greenhouses are a primary production activity and should be enabled as such in the Rural Lifestyle Zone.	Insert new rule: RLZ-RX Greenhouses 1. Activity status: Permitted Insert suggested supporting definition of Greenhouses.
RLZ-S3 Minimum setbacks	Oppose in part	HortNZ seeks that there is a larger setback to the boundary with primary production activities. Setbacks are an important tool to avoid, or otherwise mitigate any potential reverse sensitivity effects from rural lifestyle development that could affect primary production, especially on highly productive land.	Amend RLZ-S3 as follows: 1. d. 30m from a boundary with the General Rural Zone.

Special Purpose Zones

FUZ-O3 Maintaining the development potential of the Future Urban Zone	Support in part	Existing uses should not be burdened by reverse sensitivity effects.	Retain f. <i>reverse sensitivity</i> effects on existing rural activities or infrastructure as notified.
FUZ-P2 Manage activities that are potentially incompatible with the Future Urban Zone	Oppose in part	Rules for the Future Urban Zone should not apply to or compromise activities in adjacent zones, including primary production activities.	Amend FUZ-P2 as follows: Only allow activities in the Future Urban Zone and areas in immediately adjoining zones where it can be demonstrated that...
FUZ-P3 Avoid activities that are incompatible with the Future Urban Zone	Support in part	Existing uses should not be burdened by reverse sensitivity effects.	Retain e. give rise to <i>reverse sensitivity</i> effects in relation to existing rural activities or infrastructure.
FUZ-R9 Primary production, excluding keeping of goats, quarrying activities, intensive farming, and rural industry	Support	Permitted status for primary production in the Future Urban Zone is supported. References to intensive farming should be intensive primary production.	Amend FUZ-R9 to Primary production, excluding keeping of goats, quarrying activities, intensive primary production farming, and rural industry
FUZ-R11 Rural produce retail	Support	Permitted status for rural produce retail in the Future Urban Zone is supported.	Retain as notified.
FUZ-R13 Seasonal worker accommodation	Oppose in part	Seasonal worker accommodation should be a permitted activity in the Future Urban Zone to meet the needs of existing primary production activities. Seasonal worker accommodation is a type of housing, so it is suitable for the Future Urban Zone and will use similar infrastructure to other housing development.	Amend FUZ-R13 as follows: 1. Activity status: Permitted Where: a. Compliance is achieved with: i. FUZ-S1; ii. FUZ-S2; and iii. FUZ-S3; and b. Is used primarily to meet labour requirements for <i>primary production</i> ;

			<p>c. Comprise of communal kitchen and eating area and separate sleeping and ablution facilities;</p> <p>d. Compliance is achieved with the Code of Practice for Able Bodied Seasonal Workers, published by the Department of Building and Housing 2008.</p> <p>2. Activity status: Restricted discretionary Where:</p> <p>a. Compliance is not achieved with FUZ-R13(1). Matters of discretion:</p> <ol style="list-style-type: none"> 1. Number of workers accommodation required to enable the <i>primary production</i> activity. 2. Alignment with any relevant growth strategy, master plan, or structure plan. 3. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. 4. Potential methods to avoid, remedy or mitigate the effects on existing activities, including the provision of screening, landscaping and methods for noise control. 5. The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008.
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FUZ-S1 Maximum height	Support in part	The 15m maximum height for frost protection fans is supported.	Retain 1) b) as notified.
FUZ-S3 Minimum setbacks	Oppose in part	HortNZ seeks that there is a larger setback to the boundary with primary production activities. Setbacks are an important tool to avoid, or otherwise mitigate any potential reverse sensitivity effects from future urban development that could affect primary production, especially on highly productive land.	Amend FUZ-S3 as follows: 4. e. 30m from a boundary with the General Rural Zone or a primary production activity under separate ownership.
MPZ-R16 Seasonal worker accommodation	Support in part	<p>Permitted status for seasonal worker accommodation in the Māori Purpose Zone is supported. It is recognised that multiple seasonal worker accommodation buildings per site enables a “village” accommodation style that creates a community environment. The number and size of accommodation buildings will also be wholly dependent on the workforce size of the primary production activity.</p> <p>There is no reason why there should only be five seasonal worker accommodation building per site in the Māori Purpose Zone and one per site in the General Rural Zone.</p>	<p>Amend MPZ-R16 as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. There is a maximum of five seasonal worker accommodation buildings per site;</p> <p>b. The gross floor area of any seasonal worker accommodation building is no more than 150m²;</p> <p><u>a. Is used primarily to meet labour requirements for primary production;</u></p> <p><u>b. Comprise of communal kitchen and eating area and separate sleeping and ablution facilities; and</u></p> <p><u>c. Compliance is achieved with the Code of Practice for Able Bodied Seasonal Workers, published by the Department of Building and Housing 2008.</u></p>

One Wairarapa grower has 80 seasonal workers per year. It would be unreasonable to house all of these workers, both men and women, in one building. Seasonal worker accommodation is already tightly regulated by national rules to provide for the wellbeing of workers. More rules are not needed in the district plan to achieve this.

Seasonal Workers Accommodation Images

Figures 1 and 2: New seasonal workers accommodation at vineyard



Figure 3: Satellite view of seasonal workers accommodation “village” at orchard

