

SECTION 5.0 RURAL ZONE

5.1 INTRODUCTION

The Rural Zone of the Hastings District contains a significant resource for the district and regional community. It has been traditionally oriented towards land based primary production, but use of the resource has increasingly diversified, particularly into forestry, horticulture and other primary land uses. An increasing environmental awareness throughout the community has also increased interest in the Rural Zone as a recreational and tourist resource.

Providing for a range of land use activities in the Rural Zone is important in adding diversity to the rural economy by providing additional employment and economic opportunities to the community. Commercial and industrial activities provide services to the rural area and help to diversify and strengthen the rural economy.

The Resource Management Act 1991 shifts the focus of the Rural Zone away from promoting particular land uses, to achieving the sustainable management of the resource, and the protection of the natural and physical environment.

5.2 RESOURCE MANAGEMENT ISSUES

- ***Safeguarding the life-supporting capacity of the rural land resource for future generations.***

The Rural Zone contains a large land resource which, whether it is used for production or not, the underlying wish of the community is to ensure that this resource continues to be available to meet the needs of future generations. This is consistent with the purpose of the Resource Management Act which specifically refers to 'safeguarding the life-supporting capacity of soils'. It is recognised that the rural area is a considerable resource base for the Hastings District and that its productive capability needs to be preserved for future generations.

- ***Diversity in the rural economy has led to a wide range of land-based and non-land-based activities which generate a wider range of effects which need to be managed.***

There are an increasing number of activities undertaken in the Rural Zone which have widened the rural economy base. Farming in the Rural Zone is now undertaken at a range of scales, from the traditional large scale extensive sheep stations, down to small lifestyle blocks. Different varieties of animals and crops are now raised. The techniques used for farming extend from large scale extensive operations to intensive indoor operations. When different farming operations are undertaken on the same property the effect of one activity on another is usually understood and there is the opportunity to manage the activities to ensure that adverse effects are minimized. Problems may occur however when different farming operations that may have adverse effects on each other are undertaken on nearby properties (for instance dust, odour and spray drift). This could affect the effective operation of the activity and could lead to a loss of production and employment and to adverse effects on the local economy.

Further to this, the establishment of more non-land based activities, such as commercial activities and rural industry can widen the income base of rural households, create employment in the area and provide essential services that are conveniently located for rural communities. There is therefore a need to accommodate a variety of activities in the Rural Zone without undue restriction, while avoiding or mitigating any adverse effects on the community, other activities and the environment.

- ***Heavy traffic associated with feedlots can have adverse effects on the Roding Network.***

As an alternative to selling stock directly to the meatworks, farmers now have the opportunity to sell to a feedlot operator who prepares the stock for live transportation to a market. Adverse effects are created however by high levels of traffic for the short period of time that the feedlot is in use. This can adversely affect the safety and efficiency of the roading network and can also cause adverse environmental effects such as the generation of excessive levels of noise, fumes and dust. Generally this traffic is associated with the transportation of livestock to and from the feedlot, as well as the transportation of feed to the site. This tends to result in intensive levels of heavy traffic being generated over short periods of time while the feedlots are in use, while at other times, when the feedlots are not in use, road traffic generated may be minimal.

- ***Many rural-based industries in the Rural Zone need to be located close to the source of materials or crops which they process and may have adverse effects which cannot be completely avoided by locating elsewhere and may need to be adequately mitigated instead.***

Industries in the Rural Zone include activities such as wineries, produce storage facilities and other processing activities and offer the opportunity for the value adding of crops in the Rural Zone. While these activities would be more appropriately located in the industrial zones of the Hastings District, where the infrastructure and employment base is more readily available to support them, strict measures controlling the quality of export crops has meant that it is now considered necessary by growers, to locate some industries near to the source of materials or crops to be processed. This ensures that the end product is made from the highest quality crop possible. The location of these industrial activities in the rural zone can generate effects on the natural and physical resources or on other land use activities that cannot be completely avoided such as the generation of noise, extra traffic and dust, adverse visual effects, and coverage of soils by impermeable surfaces. These activities will therefore be controlled to ensure that their effects are adequately mitigated and that as far as possible the soil resource remains available for future generations.

- ***Flexible use of the land resource.***

The opportunity to utilise land holdings in a way which maximises returns, is a significant issue to many landowners in the Rural Zone. The District Plan must address the opportunity to enable the partition of land in a manner which can accommodate a range of activities, including lifestyle activity in the zone.

- ***Amenity expectations become more divergent as the range of activities widens throughout the zone.***

An increasingly diverse range of activities in the Rural Zone may generate differing expectations of acceptable levels of amenity. These expectations may not be consistent with currently accepted amenity levels, or with the amenity standards applied to adjoining activities. For example, agricultural practices such as crop spraying and night harvesting, may generate adverse effects on the amenity levels of adjoining residential dwellings.

- ***The Vertical Integration of activities relating to the wine industry can enhance rural amenity.***

Vertical Integration of the wine industry involves the location of wine making activities and cellar door sales and in some cases associated restaurants / cafes, on the same site as a vineyard (hence the integration of primary production, wine production, retailing, entertainment and tourism activities). The need to protect and enhance the existing rural amenity is essential to the concept of vertical integration. This concept involves utilising the amenity and ambiance of a locality to enable the unique branding of the wine produced

there. It is therefore inherent that the buildings and grounds associated with a winery are designed and maintained to enhance the visual amenity of the area. The District Plan therefore needs to recognise this concept by enabling the potential environmental effects of wineries and associated activities to be assessed in an integrated manner.

5.3 OBJECTIVES

- RU01 To safeguard the life-supporting capacity of the rural land resource for present and future generations.*
- RU02 To enable the rural land resource to be used for a wide range of activities while avoiding, remedying or mitigating adverse effects of land use activities on the rural community, adjoining activities, marae, and the environment.*

5.4 POLICIES

- RUP1 To enable the establishment and efficient operation of Land Based Primary Production by safeguarding the life-supporting capacity of the rural land resource and ensuring the management of adverse effects on the environment.**

Explanation

Land based primary production relies upon the continued existence of and availability of the rural land resource. Therefore, in the interest of sustainable management, it is desirable to, as far as possible, safeguard the life supporting capacity of this resource. In addition, the ability to utilise the resource efficiently and effectively depends upon a minimum of regulatory controls, which ensure that any significant adverse effects on the environment can be avoided, remedied or mitigated. Threats to the availability and efficient utilisation of the rural land resource include, impervious ground coverage, increasing amenity expectations and cross boundary effects between activities.

- RUP2 Recognise that Intensive Rural Production and Feedlots are appropriately located in the Rural Zone but that potential adverse effects generated by them need to be avoided, remedied or mitigated.**

Explanation

Intensive rural production and feedlots are commonly located in the rural environment because adverse effects generated by them can generally be more effectively mitigated there. They may be carried out as a stand-alone operation, or be integrated with other types of farming, and can maintain or improve the economic viability of the rural area and Hastings District. Standards are included in the District Plan to ensure that the community, adjoining land users and the environment are not adversely affected by Intensive Rural Production or Feedlots.

- RUP3 Control the scale and intensity of residential activity in the Rural Zone in order to safeguard the life supporting capacity of the soil resource and avoid reverse sensitivity effects.**

Explanation

It is recognised that it is more efficient and effective to carry out the sustainable management of the rural resources, by living in the rural area. For this reason the District Plan does not attempt to restrict the ability of people to live and work in the Rural Zone where this will facilitate the continued sustainable use of the land resource. Residential

accommodation will however be limited in order to mitigate or avoid reverse sensitivity effects or effects on the life supporting capacity of the soil resource.

- RUP4 Recognise that industrial activities can be appropriately located in the Rural Zone where the scale and intensity of effects is limited, where necessary, to ensure the sustainable management of the soil resource.**

Explanation

There is a recognised need to provide for processing of products or materials sourced from within the Rural Zone, which may be disadvantaged by transporting them to an Industrial Zone for processing. This may include, for example, fruit and vegetable packhouses and coolstores and processing of grapes in wineries. The scale of buildings associated with Industrial Activities is limited to mitigate or avoid adverse effects, including any reduction in the life-supporting capacity of rural land.

- RUP5 Limit the scale and intensity of the effects of Commercial Activity in the Rural Zone in order to ensure the sustainable management of the rural land resource.**

Explanation

It is recognised that small scale Commercial Activities can generally locate in the rural area without causing significant adverse effects. The expansion in the scale and intensity of commercial activities, however, is restricted to ensure that their effects are mitigated and the rural land resource remains available for future generations.

- RUP6 Monitor the development of new Industrial and Commercial Activities to assess their cumulative effects on the rural land resource and rural community, as well as on the Commercial and Industrial Zones of the Hastings District.**

Explanation

Council will monitor the number of Industrial and Commercial Activities that establish in the Rural Zone to enable it to respond to any significant adverse effects that may arise from the aggregation of Commercial and Industrial activities on the rural land resource, the rural community, the roading infrastructure of the Hastings District, and Commercial and Industrial zones of the Hastings District.

- RUP7 Control the adverse effects of buildings and activities on the community, adjoining activities and the environment.**

Explanation

The increasing diversity of activities in the Rural Zone increases the potential for conflict to occur between activities. Conflict usually occurs at the boundary of one activity and another. Setback distances for activities from boundaries or from adjoining activities have therefore been adopted as one method to control the effects of cross boundary conflicts.

- RUP8 Control the location of buildings and yards and the storage and use of waste and organic products for Intensive Rural Production and Feedlots, to address potential noise, odour and noxious effects.**

Explanation

Waste and organic matter associated with animals housed both intensively in buildings and outside in paddocks, have the potential to cause adverse visual, amenity and odour effects on the rural environment. General and Specific Performance Standards are used to address these effects, and are designed to ensure that any significant adverse effects

are mitigated and that the activities are consistent with the existing amenity of the Rural Zone.

- RUP9 Ensure that noise levels associated with activities are consistent with the character and amenity of the Rural Zone.**

Explanation

It is recognised that the Rural Zone, by its productive nature, is often a noisy place. Noise may be generated from the operation of machinery, such as tractors or bird scaring devices, or it may be generated from animals housed in buildings. Performance standards for noise are provided in the Noise Section of the District Plan (14.2) at a level to accommodate those activities normally associated with the Rural Zone, and to ensure that the environmental quality of the zone is maintained.

- RUP10 Ensure that the outdoor storage areas of commercial and industrial activities are screened, and that the outdoor display areas and parking areas of commercial and industrial activities are landscaped, to mitigate their visual impact on adjacent or opposite activities, where this is necessary to protect the visual amenity of the rural area.**

Explanation

The most visually intrusive elements of many activities in the Rural Zone are associated with their outside storage yards. This policy seeks to ensure that the most visually intrusive effects of certain activities are addressed by requiring the screening of outside storage areas and the landscaping of display and parking areas. This will ensure that the visual amenity of the Rural Area is maintained.

- RUP11 Control access and egress to ensure the safe and efficient movement of traffic to and from the Hastings District Roding Network.**

Explanation

Traffic entering or leaving the roading network which is generated by activities in the Rural Zone, may cause traffic safety problems. Standards for access and egress are provided to ensure that the safety and efficiency of the Hastings District Roding Network is maintained.

- RUP12 Ensure that traffic movements associated with Feedlots do not adversely affect the performance of the Hastings District Roding Network and do not cause adverse environmental effects such as the generation of excessive levels of noise, fumes and dust.**

Explanation

Council wishes to ensure that the rural roading network is not overloaded by the location of a feedlot on a route that does not have the capacity to take the additional traffic associated with this activity. If a feedlot is proposed in the Rural Zone, the suitability of the location will be assessed, particularly in terms of the ability of the transport network to cope with the additional traffic, the potential adverse effects on traffic safety and whether it will be necessary for improvements to be made to the roading network to cope with the proposed activity, especially if it is not located on a collector or arterial route. Other considerations involve effects on the environment such as the generation of noise, fumes and dust.

- RUP13 Monitor the effects of land use activities in the Rural Zone to determine the ongoing appropriateness and necessity of development and Performance Standards**

included in the District Plan, to avoid, remedy or mitigate adverse effects on the environment.

Explanation

Council wishes to regulate activities only where there are actual significant adverse effects associated with them. To ensure that only minimal controls are imposed, Council will monitor adverse effects of land use activities and will address these effects in the most appropriate manner. These methods may be regulatory or non-regulatory in nature.

- RUP14 Provide for the subdivision of Lifestyle Sites in the Rural Zone on a limited basis in a manner that does not undermine the life supporting capacity of the District land resource or reduce the ability of the District's land resource to be used for primary production. Any reverse sensitivity effects of lifestyle subdivision shall be appropriately avoided, remedied or mitigated.**

Explanation

The District Plan provides for Lifestyle Sites in the Rural Zone. This is intended to enable landowners to realise the capital value of surplus land or buildings as part of their business management practices, and to provide a potential resource of sites available for a range of activities, including low density residential activities. Such subdivision is provided on a limited basis where existing activities and the District land resource are not compromised. Lifestyle sites can also be created in residential farm parks. Council will assess proposals to establish residential farm parks to ensure that the effective and efficient operation of the farm balance is not adversely affected. (Refer to Section 15.1 of the Plan).

- RUP15 Activities locating in the Rural Zone will need to accept existing amenity levels associated with land use management practices involved with the sustainable use of the soil resource.**

Explanation

The District Plan acknowledges the potential for new activities to experience adverse effects from activities that are already lawfully established. The Performance Standards for the Rural Zone have been developed at a level that facilitates the ongoing operation of rural activities carried out in the area. In meeting this policy, when Land Information Memorandum (LIM) is requested, the Council will issue a LIM which states that the Rural Zone contains a high level of agricultural, horticultural and viticultural activity. Accordingly residents living in the area will need to recognise the accepted management practices of these activities including agrichemical spraying, the use of farm machinery, the seasonal operation of bird scarers, odour, and night harvesting which may occur within the limits set out for the zone by the District Plan.

- RUP16 Land users will be encouraged to minimise adverse effects on Marae Activities.**

Explanation

The District Plan acknowledges the importance of the Marae in the Hastings District as places of cultural, social and historic importance. In meeting this policy, Council will issue Land Information Memorandum for land bounding a Marae, advising applicants that the marae is a long established activity and that traditional and important marae activities such as tangi and hui can be sensitive to noise and other effects arising from agricultural activities, and that these effects should be avoided or mitigated.

- RUP17 Recognise the concept of vertical integration when assessing the effects of wineries.**

Explanation

The District Plan lists wineries as a permitted activity. The vertically integrated nature of the wine industry ensures that both the 'industrial' and 'commercial' components of a winery are managed together to ensure the sustainable management of land suitable for wine production and to help create an ambiance under which the wine produced can be identified. For these reasons wineries are likely to contribute positively to the efficient and effective use of land and the visual amenity of the area. Wineries should however also be subject to Performance Standards to ensure that they do not adversely effect the environment, and any neighbouring landowners.

5.5 METHODS

These Objectives and Policies will be implemented through the following Methods:

- **Hastings District Plan**

Through the use of rules which allow a range of activities within the Rural Zone provided that the Performance Standards are met.

Natural Hazards RMU (Section 12.3): Includes Objectives and Policies to control land use activities in identified Fire Hazard areas where communities and resources are at risk.

- **Hawke's Bay Regional Policy Statement and Plans**

- **Industry Codes of Practice**

The following Codes of Practice or Environmental Manuals are relevant in the Rural Zone and can be used as guidelines for setting conditions for resource consents, where appropriate.

- (a) *New Zealand Forest Code of Practice, Second Edition, June 1993, New Zealand Logging Industry Research Organisation, (LIRO).*
- (b) *Poultry Industry Association of New Zealand (Inc.) - Poultry Livestock Production, Environmental Standards: Discussion Document, 12 April 1995.*
- (c) *New Zealand Pork Industry Board – Code of Practice – Pig Farming, Third Edition, 1997.*
- (d) *NZS 8409:1999 Code of Practice for the Management of Agrichemicals.*
- (e) *New Zealand Electrical Code of Practice for Electrical Safety Clearance Distances: NZECP:34 1993.*
- (f) *Deer QA On-Farm Quality Assurance Programme.*
- (g) *Animal Identification Act 1993.*

- **Information Technology Bases**

Building upon information held in the Hastings District Council's GIS (Geographical Information System), such as land uses in the Hastings District, Roading Asset Database, Transportation Routes, Traffic Counts and Road Usage.

- **Monitoring and information requirements.**

- **Hastings District Council: Consolidated Bylaws, 1995.**

- **Financial Contributions**
- **Provision of Information including:**

Land Information Memorandum and Project Information Memorandum

A Land Information Memorandum or Project Information Memorandum will include a statement that the Rural Zone is a productive rural area, and that residents live in an environment where agricultural management practices such as agrichemical spraying, use of farm machinery, the seasonal operation of bird scarers, and night harvesting occur.

When a Land Information Memorandum is requested for sites within 400m of an existing building known to be used for an Intensive Rural Production activity a statement will be included that the building site is located in close proximity to an existing activity which may cause a nuisance to people on the site from effects generated by the activity, such as noise (from poultry or animals on the site), odour (from waste materials produced on the site) and the attraction of the activity to flies and vermin.

In order to avoid reverse sensitivity issues which may compromise the continued efficient and effective operation of the existing intensive rural production activity, any proposal to erect a residential building or building being part of a marae, place of assembly, commercial activity, or industry activity erected on another site within 400m of a building known to be used for intensive rural production will be required to obtain resource consent as a Discretionary Activity.

Where a Land Information Memorandum is requested for a property bounding a Marae identified on the Planning Maps, a statement will be included stating that the property concerned is located next to a Marae, which is a long established activity sensitive to noise during activities such as tangi and hui. Noise or other adverse effects arising from activities on neighbouring land interfering with such activities may be unreasonable in terms of Sections 16 and 17 of the Resource Management Act. Land users are encouraged to develop protocols with Marae Committees to avoid such conflicts occurring during sensitive events

Where a Land Information Memorandum is requested for a property traversed by high voltage transmission lines, a statement will be included that building and activity near such lines should comply with the Electricity Regulations 1997 and the associated New Zealand Electricity Code of Practice (New Zealand Electrical Code of Practice for Electrical Safety Clearance Distances: NZCEP: 34 1993) and that either Council, or Transpower New Zealand Ltd should be contacted for further information.

5.6 ANTICIPATED OUTCOMES

It is anticipated that the following outcomes will be achieved:

- The life supporting capacity of the rural land resource will be safeguarded.
- Diversification of activities occurring in the Rural Zone.
- A safe and efficient rural roading network.
- No significant adverse effects of different activities on each other.

5.7 RULES

The activity status and Performance Standard requirements provided for in the Rules of this zone may be modified by the specific provisions of individual Resource Management Units (RMUs). It will be necessary to check first whether the activity is located within a RMU. Any activity must first comply with the RMU provisions, before applying the following rules.

5.7.1 PERMITTED ACTIVITIES

The following activities shall be permitted, provided that they comply with the General Performance Standards and Terms in Section 5.8 and the relevant Specific Performance Standards and Terms in Section 5.9.

- LAND BASED PRIMARY PRODUCTION
- RESIDENTIAL ACTIVITIES
- COMMERCIAL ACTIVITIES
- INDUSTRIAL ACTIVITIES
- TEMPORARY EVENT DAYS
- RELOCATED BUILDINGS
- WINERIES

5.7.2 CONTROLLED ACTIVITIES

(a) The following activities shall be controlled provided that they comply with the General Performance Standards and Terms in Section 5.8 and any relevant Specific Performance Standards and Terms in Section 5.9.

- INTENSIVE RURAL PRODUCTION
- FEEDLOTS

(b) Applications for controlled activities will be considered without notification or without the requirement to serve notice. Conditions may be imposed in relation to the matters over which control will be exercised, identified in the Assessment Criteria in Section 5.10 below.

5.7.3 RESTRICTED DISCRETIONARY ACTIVITIES

(a) For the following activities, the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Section 5.8 and 5.9 which it fails to meet and the ability of the activity to meet the remaining General and relevant Specific Performance Standards and Terms in Sections 5.8 and 5.9 and the Assessment Criteria in Section 5.11. Council will, in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.

- ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF ALL OF THE GENERAL PERFORMANCE STANDARDS IN SECTION 5.8 OR SPECIFIC PERFORMANCE STANDARD AND TERMS 5.9.1, 5.9.6, AND 5.9.7.
- HELICOPTER DEPOTS

(b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and without the requirement to serve notice.

Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 5.11 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

5.7.4 DISCRETIONARY ACTIVITIES

- (a) The following activities shall be Discretionary Activities and will be assessed against, but not restricted to those matters identified in Section 5.10 and 5.11 of the Plan, and the Objectives and Policies of the Zone.
- ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING THE SPECIFIC PERFORMANCE STANDARDS IN SECTION 5.9.3 OR 5.9.4.
 - ANY NEW RESIDENTIAL BUILDING OR BUILDING BEING PART OF A MARAE, PLACE OF ASSEMBLY, COMMERCIAL ACTIVITY OR INDUSTRIAL ACTIVITY ERECTED ON ANOTHER SITE WITHIN 400 METRES OF A BUILDING KNOWN TO BE USED FOR INTENSIVE RURAL PRODUCTION.

5.7.5 NON COMPLYING ACTIVITIES

The following activities shall be Non-Complying.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, CONTROLLED, RESTRICTED DISCRETIONARY ACTIVITY OR DISCRETIONARY ACTIVITY.
- MUSTELID FARMING

5.8 GENERAL PERFORMANCE STANDARDS AND TERMS

The following General Performance Standards and Terms apply.

5.8.1 BUILDING HEIGHT

The maximum height of industrial, commercial and winery buildings or structures shall be 15 metres.

The maximum height of all other buildings or structures shall be 10 metres.

Outcome

The amenity value of the Rural Zone will be maintained by preventing tall, obtrusive structures or buildings.

5.8.2 YARDS

The following setback distances of buildings from boundaries shall apply:

(1) Residential Activities

All Residential Buildings on Rural Sites

| | |
|----------------------|------------|
| Front yard | 7.5 metres |
| All other boundaries | 5.0 metres |

All Residential Buildings on Rural Lifestyle Sites

| | |
|----------------------|------------|
| Front yard | 7.5 metres |
| All other boundaries | 15 metres |

Outcome

The open character and amenity of the Rural Zone will be maintained. Buildings will be separated from adjoining sites to ensure that potential conflicts between adjoining land uses are avoided.

(2) Industrial, Commercial and Winery Buildings

| | |
|----------------------|-----------|
| Front yard | 15 metres |
| All other boundaries | 15 metres |

(3) Accessory Buildings and Loading Ramps

| | |
|----------------------|------------|
| Front yard | 7.5 metres |
| All other boundaries | 5.0 metres |

Yards for accessory buildings and loading ramps may be reduced to 1.5 metres where adjoining owners' consent is obtained.

Loading ramps fronting local roads (i.e. roads not defined as collector or arterial routes in Appendix 2.5-1) are exempt from the front yard requirements.

5.8.3 PROTECTION OF FLOOD CHANNELS

Note: Under the Regional Plan, no building, structure, fence, planting, deposit of earth, shingle or debris, or any activity which impedes access to any river, lake or watercourse is permitted within 6 metres of the bed of a river, lake or watercourse which is within a land drainage or flood control scheme area.

5.8.4 SCREENING

- (a) Outdoor storage areas of commercial and industrial activities shall be screened by fencing and/or planting from adjacent or opposite commercial and residential activities and motorists using public roads.

Outcome

The screening of outdoor storage areas will ensure that the rural amenity of the zone is protected.

- (b) Outdoor display areas and parking areas of commercial and industrial activities shall have landscaping which consists of a mixture of ground cover and specimen trees.

Outcome

The landscaping of outdoor display and parking areas will ensure that the rural amenity of the zone is protected.

Exemption to Screening Requirements

Service Stations shall be exempted from the screening requirements

5.8.5 LIGHT AND GLARE

All external lighting shall be shaded or directed away from any residential buildings or roads, and shall be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.

Outcome

Residential properties will not be adversely affected by light or glare from adjacent activities in the Rural Zone. The safety of roads will be maintained by preventing glare and light spill onto them.

5.8.6 TRAFFIC SIGHTLINES, PARKING, ACCESS AND LOADING

Activities shall comply with the provisions of Section 14.1 of the District Plan on Traffic Sightlines, Parking, Access

Outcome

The outcomes of Section 14.1 of the

and Loading.

District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.

5.8.7 NOISE

Activities shall comply with the provisions of Section 14.2 of the District Plan on Noise.

NOTE: There are exemptions and/or specific Standards provided under Section 14.2 for the use of agricultural machinery, audible bird scaring devices, hail cannons and frost protection fans.

Outcome

The outcomes of Section 14.2 of the District Plan on Noise will be achieved.

5.8.8 SHADING OF LAND, BUILDINGS AND ROADS

(1) Trees on Boundaries

- (a) Trees forming a plantation or shelter belt for more than 20 metres shall be located a minimum of 10 metres from an adjoining property boundary.

Outcome

Adjoining land will not be significantly adversely affected by shading from trees. The safety of roads will be maintained by preventing ice forming in shaded areas.

(2) Trees Adjoining Public Roads

- (a) Trees forming a dense plantation or shelterbelt for more than 20 metres shall be located a minimum of 10 metres from a public road.

Except where Council is satisfied that the trees will not affect safe traffic sightlines, will not cause shading of the carriageway between 10am and 2pm on the shortest day of the year and will not interfere with the road drainage system.

(3) Buildings on Sites Adjoining Residentially Zoned Land

Adjacent to any boundary of a residentially zoned site, buildings shall not project beyond a building envelope constructed from recession planes from points 2.75 metres above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 6.0-2.

Outcome

Adjoining residential land will not be significantly adversely affected by shading from buildings.

5.8.9 FINANCIAL CONTRIBUTIONS

Activities shall be required to provide financial contributions where appropriate in compliance with the provisions of Section 15.2 of the District Plan on Reserves Contributions, Section 15.3 of the District Plan on Development Levies, and Section 15.4 of the District Plan on Roading Contributions.

Outcome

The outcomes of Section 15.2, 15.3 and 15.4 of the District Plan on Financial Contributions will be achieved.

5.8.10 FIRE HAZARD RMU

- (a) Any residential unit shall not be located within 30 metres of any tree in a forest.
- (b) Any trees in a forest shall not be planted within 30 metres of a residential unit or a Residential Zone.

Outcome

The risk of fire spreading from residential activities to trees and vice versa will be avoided.

(NB: Refer to Section 12.3 for relevant Objectives and Policies for the Fire Hazard RMU).

5.9 SPECIFIC PERFORMANCE STANDARDS AND TERMS

The following Specific Performance Standards and Terms apply to the activities specified below:

5.9.1 INTENSIVE RURAL PRODUCTION AND FEEDLOTS

- (a) Buildings housing animals reared intensively and Yards accommodating animals reared intensively or on feedlots shall be located a minimum distance of:

- (i) 400 metres from a residential building or any building being part of a Marae, Place of Assembly, Commercial Activity or Industrial Activity on another site.
- (ii) 50 metres from a residential building on the same site.
- (iii) 50 metres from a property boundary.
- (iv) 20 metres from a public road.

Outcome

Effects beyond the site will not be inconsistent with those associated with established agricultural practices.

- (b) Organic matter and effluent storage, treatment and utilisation shall not take place less than:

- (i) 50 metres from a residential building or any building being part of a Marae, Place of Assembly, Commercial Activity or Industrial Activity on the same site.
- (ii) 150 metres from a residential building on another site.
- (iii) 50 metres from a property boundary.
- (iv) 20 metres from a public road

Outcome

Neighbouring activities will not be adversely affected by odour associated with the storage, treatment or utilisation of organic matter and effluent from the Intensive Rural Production Activity.

(NB: Resource Consents may also be required from the Hawke's Bay Regional Council)

5.9.2 INDUSTRIAL ACTIVITIES

(1) Industrial Activities Threshold Limits

The following activity threshold limits shall apply. These activities can be carried out singly or in combination on one site, until the cumulative limit per site has been reached without trading maximum floor space limits between activities.

Outcome

Industrial Activities which have a relationship to crops produced in the zone will have the opportunity to establish. The life-supporting capacity of the rural land resource will be safeguarded by limiting the size of Industrial Activities in the rural zone. Industrial Activities will be of a size and scale that have a potential for minor adverse effects.

| ACTIVITY | THRESHOLD MEASURE | MAXIMUM LIMIT PER SITE |
|--|--------------------------|------------------------|
| Processing, storage and packaging of crops, produce and agricultural materials | Maximum gross floor area | 2500m ² |
| Other processing, storage and packaging | Maximum gross floor area | 50m ² |
| All other industrial activities | Maximum gross floor area | 100m ² |

| | | |
|--|------------------|---|
| | Personnel limits | At least one person resident on the site shall carry out the activity (Refer to Note 1 below) Maximum number of additional employees (to those resident on the site) shall be three persons. |
|--|------------------|---|

NB: Any retailing associated with Industrial Activities shall be assessed as a Commercial activity.
 Note 1 This personnel limit will not apply to energy production activities

5.9.3 COMMERCIAL ACTIVITIES

(1) Commercial Activities Threshold Limits

The following activity threshold limits shall apply. These activities can be carried out singly or in combination on one site, until the cumulative limit per site has been reached without trading maximum floor space limits between activities.

Outcome
 Commercial Activities which have a relationship to goods produced in the Rural Zone will have the opportunity to establish. The life-supporting capacity of the rural land resource will be safeguarded by limiting the size of Commercial Activities in the Rural Zone. Commercial Activities will be of a size and scale that have a potential for minor adverse effects.

| Activity | Threshold Measure | Maximum Limit per Site |
|---|---|---|
| Retailing | Maximum Gross Floor Area Minimum percentage of display area to be stocked with goods produced on the site: Total Display Area <50m ² Total Display Area >50m ² | 75m ² (including outdoor display areas) 75% 85% |
| Professional and Personal Services | Personnel Limits | At least one person resident on the site shall carry out the activity. Maximum number of additional employees (to those resident on the site) shall be 3 persons. |
| Visitor Accommodation | Maximum number of rentable bedrooms | 6 bedrooms |
| Entertainment facilities including serving food/beverages | Maximum floor area for serving customers (excluding uncovered outdoor areas) Maximum number of persons to be accommodated) | 100m ² 40 persons |
| All other commercial activities | Personnel limits Maximum gross floor area | At least one person resident on the site shall carry out the activity. Maximum number of additional employees (to those resident on the site) shall be 3 persons. 50m ² |

(2) Hours of Operation

Activities which involve the retailing of goods and/or the serving of food or beverages to the public shall be restricted to the following hours of operation:

Any day of the week 8.00 am – 10.00 pm.

Outcome
 The effects of activities will be mitigated by limiting the hours of operation of Commercial Activities in the Rural Zone.

5.9.4 RESIDENTIAL ACTIVITIES

(1) Residential Buildings

- (a) One residential building shall be allowed per site with an area greater than 2500m² and less than 20 hectares.
- (b) One additional residential building shall be allowed per site with an area of 20 hectares or greater.
- (c) One residential building shall be allowed per residential site on a residential farm park.

Outcome

The potential to utilise the land resource, in a manner that supports the life supporting capacity of the soil resource, will be facilitated by provided for residential accommodation.

(2) Secondary Residential Buildings

- (a) One secondary residential building shall be allowed per site or per residential site on a residential farm park.
- (b) The secondary residential building shall be clearly incidental to the residential building on the site.
- (c) The maximum gross floor area, excluding integral garages shall be 80 square metres.

Outcomes

Flexibility to provide secondary accommodation in association with the sustainable management of the soil resource.

Outcomes

Secondary residential buildings will have minimal effects and result in the loss of only a small area of land and will result in the efficient use of services.

5.9.5 TEMPORARY EVENT DAYS

- (a) Only six temporary event days shall take place on a site over any 12 month calendar period (January to December) except that any temporary military training exercise may operate for 7 days per year.
- (b) Maximum attendance at any one time shall be 1000 persons.
- (c) Temporary Event Days shall only be operated consecutively for up to a maximum of three days except that any temporary military training exercise may operate for 7 consecutive days.
- (d) The Hastings District Council shall receive notification of Temporary Event Days at least 10 days prior to the event taking place.
- (e) All parking, associated with the temporary event, shall occur on site.
- (f) Other than Noise (Refer Standard 14.2.8.3) and Traffic Sightline Distances (Refer Standard 14.1.8.2), the General and Specific Performance Standards for the Zone do not apply to Temporary Event Days.

Outcome

It will be possible for temporary events to take place on larger areas of land where it is possible to address adverse effects. The temporary nature of the events will ensure that any effects are for a short time only

5.9.6 RELOCATED BUILDINGS

Any damage to the building arising from the relocation shall be repaired within six months of the date of relocation.

Outcome

Relocated buildings will be integrated into the amenity of the local environment.

5.9.7 WINERIES

(1) Threshold Limits

The following threshold limits shall apply. Maximum floor space limits cannot be traded between the different activities described.

Outcome

Wineries that have a relationship to grapes grown in the Rural Zone will have the opportunity to establish. The life-supporting capacity of the versatile soil resource will be safeguarded by relating the size of buildings to a scale that has a potential for only minor adverse effects and is compatible with the character of the Zone.

5.9.8 LAND BASED PRIMARY PRODUCTION

(1) Fencing Standards

(a) Deer Farming

Whichever is the more stringent of the standards specified in

- The Appendix of the Deer QA On-Farm Quality Assurance Programme - October 1998 Issue 6, or
- The Noxious Animal in Captivity Regulations 1969.

Outcome

Animals that pose a threat to the District's Indigenous vegetation and fauna will be prevented from escaping from farms into the wild.

(b) Goat Farming

Goats (minimum)

1. Bulldozed line.
2. 9 wires (kept tight at all times)
 - minimum high tensile 2.5mm diameter galvanized steel.
 - bottom wire should be placed 80mm above ground level and, above that, wires placed at the following intervals – 100, 100, 100, 110, 120, 135, 150 and 165mm. The top wire should be approximately 50mm below the top of the post.
3. No internal stays.
4. Posts to be at the following spacings:
 - less than 30° ground slope 5m
 - 30° to less than 45° 4m
 - 45° or more 3m
5. Battens to be at 1m intervals.

| Activity Description | Threshold Measure | Maximum Limit per Site |
|-----------------------------|--------------------------|-------------------------------|
|-----------------------------|--------------------------|-------------------------------|

| | | |
|--|--|--|
| Wine making and associated bottling, storage and packaging | Maximum Gross Floor Area | 2500m ² |
| Retailing | Maximum Gross Floor Area Minimum percentage of display area to be stocked with goods produced on the site Total Display Area <50m ² Total Display Area >50m ² | 75m ² (including outdoor display areas) 75% 85% |
| Entertainment facilities including serving food and beverages. | Maximum floor area for serving customers (excluding uncovered outdoor areas) Maximum number of persons to be accommodated) | 100m ² 100 persons |

(2) Hours of Operation

Activities which involve the retailing of goods and/or the serving of food or beverages to the public shall be restricted to the following hours of operation:

Any day of the week 8.00am – 10.00pm

Outcome

Adverse effects will be mitigated by limiting the hours of operation of commercial activities in the Rural Zone.

5.10 ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES

Explanation of Assessment Criteria:

For Controlled Activities, the following identify those matters which Council may exercise its control over, or matters in respect of which Council may impose conditions, in accordance with the Rules above.

5.10.1 FEEDLOTS

- (a) An assessment of the effects of the feedlot on the roading network shall be made considering the following:

- (i) The expected number of traffic movements to and from access points on the site.
- (ii) The effects of traffic generated by the feedlot on the existing roading capacity.
- (iii) The effects of the traffic generated by the feedlot on the surrounding environment such as the generation of noise, fumes and dust.
- (iv) The roads which traffic to and from the feedlot will utilise. (Feedlots will generally be required to locate on collector or arterial roads).

Outcome

The safety and efficiency of the roading network will be maintained.

Outcome

The adverse effects of noise, fumes and dust on neighbouring properties will be minimised.

- (b) Financial contributions may be required where the roading network needs to be upgraded to carry the traffic generated by the activity. The amount of any contribution taken will be equal to the applicant's

Outcome

The fair apportionment of cost for the upgrading of the roading network to cater

fair and reasonable share of the cost of upgrading the road(s) to accommodate the traffic generated by the activity.

for the increased traffic.

- (c) The hours of transportation of stock may be limited if there are community facilities such as schools on the route to ensure the safety of the community.

5.10.2 INTENSIVE RURAL PRODUCTION

Operation and management of the Intensive Rural Production Activity will be assessed to ensure that noise, odour and traffic effects are avoided, remedied or mitigated.

Outcome

The character and amenity of the Rural Zone will be maintained.

5.11 ASSESSMENT CRITERIA FOR RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

Explanation of Assessment Criteria:

For Restricted Discretionary Activities, the following identify those matters which Council has restricted its discretion over in assessing resource consent applications; for Discretionary Activities, the following identify those matters which Council may assess the activity against. Council's assessment is not however restricted to these matters.

5.11.1 HELICOPTER DEPOTS

An assessment of the effects of the helicopter depot on the surrounding area shall be made considering the following:

- (a) The frequency and hours of flight operations.
- (b) The extent to which the helicopter depot and flight operations will have an adverse impact, such as noise, light and dust effects, on adjacent residential and commercial activities.
- (c) The necessity to locate on the site and the availability and feasibility of other alternatives.

5.11.2 ACTIVITIES ESTABLISHING WITHIN 400 METRES OF A BUILDING KNOWN TO BE USED FOR INTENSIVE RURAL PRODUCTION

In assessing resource consent applications for potentially incompatible activities seeking to establish within a 400m buffer zone around an existing building known to be used for intensive rural production, Council will have regard to the following effects and to what extent, and by what means these are able to be avoided, remedied or mitigated:

- (a) The likelihood of the proposed activity to generate reverse sensitivity effects on the intensive rural production activity, and the potential impact these may have on the continuing effective and efficient operation of the intensive rural production activity.
- (b) The extent to which alternative locations have been considered.

5.11.3 WINERIES

An assessment of the effects of a winery shall be made considering the following:

- (a) Whether the proposal will maintain or enhance the amenity values of the surrounding area.

- (b) The impact of the scale, character and / or effects of the winery and its compatibility with surrounding activities.
- (c) The potential for the winery to generate significant adverse effects on the environment in terms of noise, dust, glare, vibration and road safety.
- (d) Whether the winery is required to locate on the site in accordance with the concept of vertical integration (linking aspects of grape growing, wine making, retailing and entertainment activities) in terms of the extent that it utilises and enhances the surrounding landscape.