

Te Awamutu and Kihikihi Community Board

Agenda 25 September 2024

Council Chambers, Waipā District Council, 101 Bank Street, Te Awamutu



Members:

AM Holt (Chairperson); J Taylor; KG Titchener; SJ Whitaker; JS Wood; Councillor LE Brown;
Councillor BS Thomas

25 September 2024 06:00 PM

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Who are we?

The Te Awamutu and Kihikihi Community Board is made up of members who were elected onto the board in the local government elections in 2022. The community board is made up of five elected members and two appointed Waipā district councillors.

Chairperson Ange Holt
Deputy Chair Kane Titchener
Members Jill Taylor
 Sally Whitaker
 John Wood
 Councillor Lou Brown
 Councillor Bruce Thomas

Contact TACommunityBoard@waipadc.govt.nz

What do we do?

We are a link between residents in the Te Awamutu, Kihikihi and Kakepuku communities and Waipā District Council. We believe that we are an important step in the process to achieve council’s vision to build connected communities.

We are advocates for and representatives of the Te Awamutu, Kihikihi and Kakepuku communities to ensure council and other agencies have a clear understanding of our local needs and aspirations.

We will consider matters raised by members of our communities.

We will maintain an overview of the services council delivers to its communities and assess the extent to which these services meet our community needs.

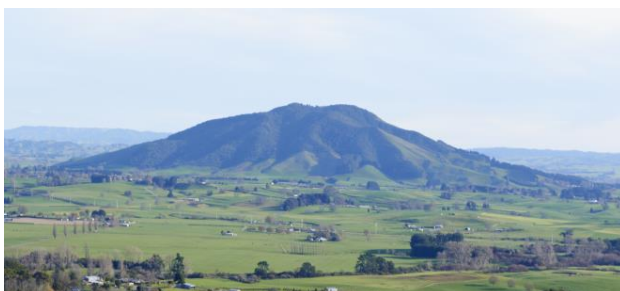
We are decisions-makers on issues that are delegated to the community board by council.

We will consider matters referred to the community board by council or council staff including reports relating to the provision of council services within the board’s areas and make submissions or recommendations in response to those matters as appropriate.

Delegated Functions

Aside from statutory functions as set out in the Local Government Act 2002, the Te Awamutu and Kihikihi Community Board has also been delegated the following from Waipā District Council:

- Support community activities and, where necessary, allocate funding within the approved Waipā Community Discretionary Fund budget
- Organise our own projects for works or services, or supporting council projects, and allocate appropriate funding within the approved budget



Vision

“We are a trusted, respected and well utilised board that represents our people to influence the shape of their communities”



Purpose

“To partner with our communities, advocating and governing on their behalf to the Waipā District Council. Promoting their views and opinions and providing feedback to get the best chance of achieving the outcomes they desire”



**TE AWAMUTU
and KIHIKIHI
COMMUNITY
BOARD**



Who to Contact

We are keen to further develop relationships and communicate with key community organisations, special interest groups, residents and businesses within the community. We have allocated portfolios to make it easier for people to contact a community board member who shares the same interest as you.

Sports sector	Kane Titchener
Environment/Waste Management sector	Lou Brown & Sally Whitaker
Youth sector	Jill Taylor
Service group sector	John Wood
Music/Arts sector	John Wood
Aged sector	Jill Taylor
Social Services sector	Ange Holt
Rural sector	Kane Titchener

Meetings, Agendas and Public Forum

We meet every fourth Wednesday of the month (excluding January & July), and usually meet in the Council Chambers of the Waipā District Council, 101 Bank Street, Te Awamutu. The meetings start at 6.00pm.

You can find our agendas here: <https://www.waipadc.govt.nz/our-council/agendas-and-minutes> or you can pick up a copy from any Waipā District Council office or library.

Our meetings are open to the public and they start with opportunity for residents to express an opinion or an idea in the public forum. Please let the governance team know if you want to speak in the public forum (governance.support@waipadc.govt.nz).

Putting our Strategic Priorities into Action

We will endeavour to achieve our strategic priorities by regularly reviewing them and tracking their progress by:

- Promoting the profile of the community board
- Maintaining contact with community groups and stakeholders with an increased presence in Kihikihi and Kakepuku
- Building relationships with mana whenua
- Improving the quality of recommendations, submissions and feedback
- Enhancing relationships with councillors and staff
- Aligning with Community Boards 2.0
- Advocating for prudent council spending
- Providing submissions and feedback to the Long Term Plan, Annual Plans and various projects
- Reviewing council levels of services
- Oversight of implementation of the concept plan at Te Awamutu War Memorial Park
- Who are we Te Awamutu branding and main street upgrade
- Promoting and extending safe cycleways and walkways
- Community gardens
- Continuing to support Urban Miners recycling, household battery recycling and establish a DIY garage sale

Our Strategic Priorities

Our mission is to be a conduit for our communities to actively participate in local democracy. To achieve this, the following goals are our priority:

1. ENHANCE CONNECTION TO OUR COMMUNITIES
2. IMPROVE INTERNAL PROCESSES
3. IMPROVE GOVERNANCE AND ADVOCACY
4. SUPPORT PROJECTS IN THE COMMUNITY
5. PROMOTE WASTE MINIMISATION



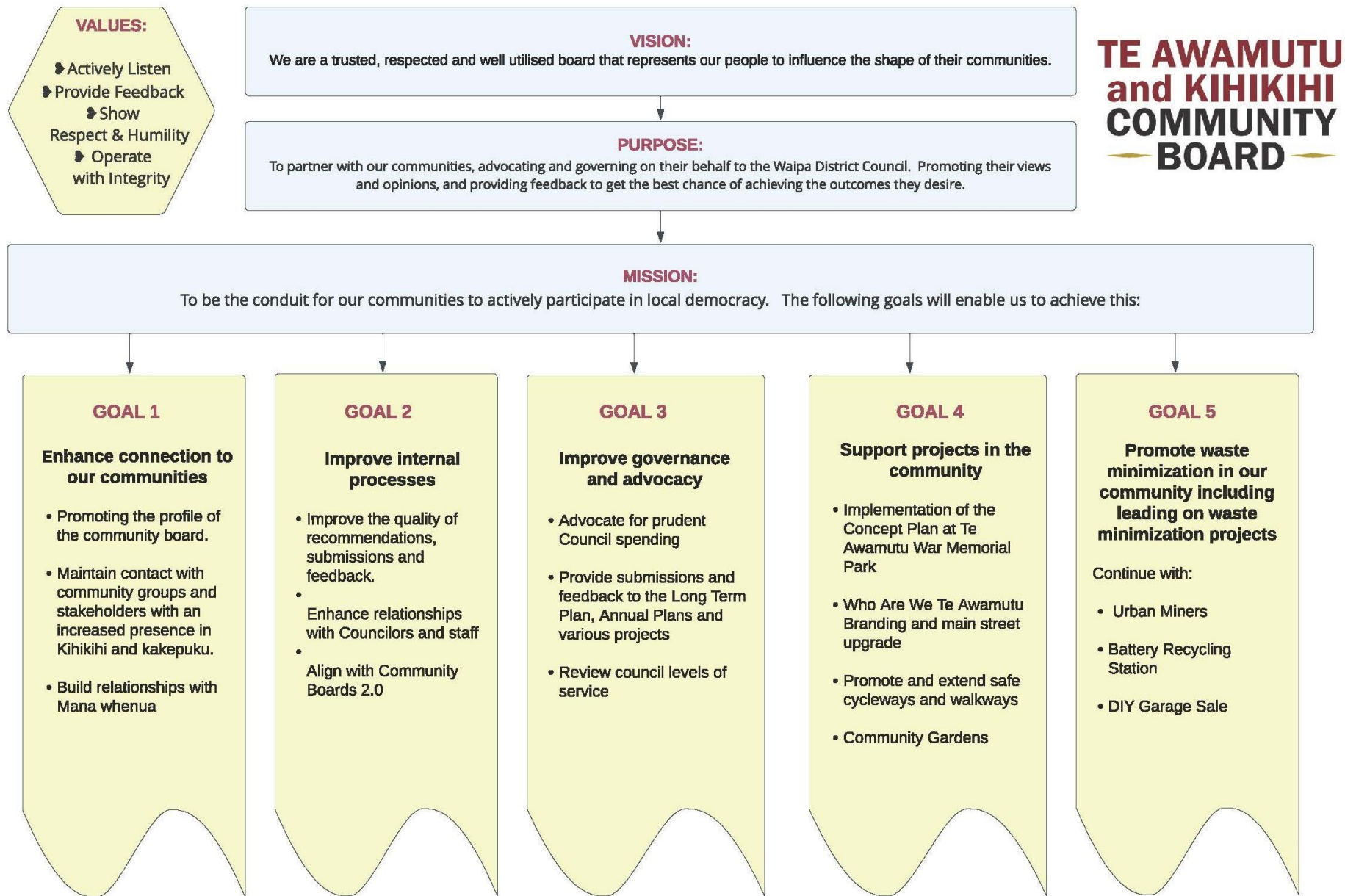
Our Values

Actively Listen

Provide Feedback

Show Respect and Humility

Operate with Integrity





To: The Chairperson and Members of the Te Awamutu and Kihikihi Community Board

From: Governance

Subject: Apologies

1 PURPOSE - TAKE

A member who does not have leave of absence may tender an apology should they be absent from all or part of a meeting. The Chairperson (or acting chair) must invite apologies at the beginning of each meeting, including apologies for lateness and early departure. The meeting may accept or decline any apologies. Members may be recorded as absent on community board business where their absence is a result of a commitment made on behalf of the community board.

The acceptance of a member's apology constitutes a grant of 'leave of absence' for that specific meeting.



To: The Chairperson and Members of the Te Awamutu and Kihikihi Community Board

From: Governance

Subject: **Disclosure of members' interests**

1 PURPOSE - TAKE

Members are reminded to stand aside from decision making when a conflict arises between their role as an elected members and any private or external interest they may have.

COMMUNITY BOARD AGENDA



To: The Chairperson and Members of the Te Awamutu and Kihikihi Community Board

From: Governance

Subject: **Public forum**

1 PURPOSE - TAKE

Public forums are designed to enable members of the public to bring matters, not necessarily on the meeting's agenda, to the attention of the local authority. In the case of a community board, any issue, idea or matter raised in a public forum must fall within the terms of reference of that body.

Requests to attend the public forum must be made to the Governance Team (Governance.Support@waipadc.govt.nz) at least one clear day before the meeting. Requests should outline the matter that will be addressed by the speaker.

Speakers can speak for up to five (5) minutes. No more than two speakers can speak on behalf of an organisation during a public forum. At the conclusion of the presentation elected members may ask questions of speakers. Questions are to be confined to obtaining information or clarification on matters raised by the speaker.

Following the public forum, no debate or decisions will be made at the meeting on issues raised during the forum unless related to items already on the agenda.

COMMUNITY BOARD AGENDA



To: The Chairperson and Members of the Te Awamutu and Kihikihi Community Board

From: Governance

Subject: **Minutes of the Previous Meeting**

Meeting Date: 25 September 2024

1 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

The local authority, its committees, subcommittees and any local and community boards must keep minutes of their proceedings. These minutes must be kept in hard or electronic copy, authorised by a Chairperson’s manual or electronic signature once confirmed by resolution at a subsequent meeting. Once authorised the minutes are the *prima facie* evidence of the proceedings they relate to.

The only topic that may be discussed at a subsequent meeting, with respect to the minutes, is their correctness.

2 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That the Te Awamutu and Kihikihi Community Board confirms the open minutes of the meeting held 28 August 2024, as circulated with the agenda, as a true and correct record of proceedings.

3 ATTACHMENT - ĀPITITANGA

Unconfirmed Open minutes of the Te Awamutu and Kihikihi Community Board meeting 28 August 2024.



Te Awamutu and Kihikihi Community Board

Time: 6.00pm

Date: Wednesday 28 August 2024

Location: Council Chambers, Waipā District Council, 101 Bank Street, Te Awamutu

PRESENT

Chairperson
AM Holt

Members
SJ Whitaker; JS Wood; J Taylor; K Titchener; Councillor BS Thomas; Councillor LE Brown

Chairperson Holt started the meeting with a karakia timatanga.

1 APOLOGIES

There were no apologies received.

2 DISCLOSURES OF MEMBERS' INTERESTS

Councillor LE Brown and Councillor BS Thomas – Items 5 and 8

3 PUBLIC FORUM

There was no public forum.

4 CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING

RESOLVED

6/24/32

That the Te Awamutu and Kihikihi Community Board confirms the open minutes of the meeting held 26 June 2024, as circulated with the agenda, as a true and correct record of proceedings.

Wood/Titchener

5 LOCAL ALCOHOL POLICY, ALCOHOL FEES BYLAW AND ALCOHOL CONTROL BYLAW

Councillor LE Brown and Councillor BS Thomas did not participate in discussion on this Item.

Mieke Heyns presented her report and answered questions of the Community Board, including on the One-Way Door Policy, the exclusion of the Te Awamutu Events Centre and the Cambridge Town Hall from the bylaw, the distance of 40 metres for the location of an off licence from a sensitive facility, club sizes and fees.

The Community Board agreed to make a submission to the Alcohol Policy and Bylaws Consultation.

RESOLVED

6/24/33

That the Te Awamutu & Kihikihi Community Board

- a) *Receives the report of Mieke Heyns – Strategic Policy Advisor titled Alcohol Policy and Bylaws Consultation [ECM Number 11280489];*
- b) *Makes a submission to the Alcohol Policy and Bylaws Consultation before Thursday 12 September 2024 covering the following points:*
 - i) *Supports the changes to the list of “higher risk” on-licence premises and their trading hours, with the exception of removing class 1 restaurants from the list.*
 - ii) *Does not support the changes to the rules around one-way door policies and discretionary conditions for on-licences.*
 - iii) *Does not agree with the distance The Policy currently sets out that an off-licence must not be located less than 40 metres near a Sensitive Facility or Community Facility and recommends 100 metres would be more appropriate.*
 - iv) *Supports the cap on off-licences in the main shopping centres of Te Awamutu, Kihikihi, Leamington, and Cambridge.*
 - v) *Does not support the changes to the rules around one-way door policies and discretionary conditions for club licences.*
 - vi) *Supports the changes to discretionary conditions for special licences.*
 - vii) *Agrees with the 24-hour Permanent Alcohol Ban Areas’ locations, boundaries and times.*
 - viii) *Agrees with the 8pm to 8am Permanent Alcohol Ban Areas’ locations, boundaries and times, with the exception of Arapunui and Bulmers Landing which it recommends should be 10pm to 8am.*
 - ix) *Supports the proposed fees increase.*
- c) *Delegates authority to Chair of the Te Awamutu & Kihikihi Community Board, Angela Holt, to finalise the community board’s submission to the Alcohol Policy and Bylaws Consultation in consultation with the community board members*

and ensure the submission is received by Council by 5pm Thursday 12 September 2024.

Titchener/Whittaker

6 PUBLIC ART ACQUISITION – MEMORIAL PARK BRIDGE ART PANELS

The purpose of this report is to provide information and seek endorsement from the Te Awamutu & Kihikihi Community Board for installation of art panels on five walking/cycling bridges within Te Awamutu. Questions asked by the Community Board included the process and timing for commissioning the art panels and the location and timing of installation. It was noted that installation and unveiling dates are still to be confirmed.

RESOLVED

6/24/34

That the Te Awamutu and Kihikihi Community Board

- a) *Receives the report of Anne Blyth, Director Museum & Heritage titled Arts Policy Public Art Acquisition (Te Awamutu Bridge Art Panels) (document number 11257979); and*
- b) *Endorse the proposed public art as set out in this report for the installation of art panels on five walking/cycling bridges within Te Awamutu – specifically;*
 - *One crossing the Mangapiko Stream on SH3*
 - *One crossing the Mangaohoi Stream connecting Mutu Street and Shanel Place*
 - *Three crossing the Mangaohoi Stream in Te Awamutu War Memorial Park.*

Wood/ Brown

8 2025-34 LONG TERM PLAN UPDATE

Melissa Russo, Manager Strategy presented her report and noted that work on the 2025-34 Long Term Plan (LTP) has been focusing on the development of a first draft of the budget and Financial Strategy. The next few LTP Elected Members workshops will focus on the Financial Strategy, budget, Fees and Charges and significant projects.

RESOLVED

6/24/35

That the Te Awamutu and Kihikihi Community Board receive the report of Melissa Russo, Strategy Manager, titled '2025-34 Long Term Plan Progress Report' (ECM 11283433).

Whittaker/Thomas

9 REPRESENTATION REVIEW - SUBMISSION

Councillor LE Brown and Councillor BS Thomas did not participate in discussion on this Item.

The Initial Proposal for the Council’s Representation Review is open for public consultation following approval from the Finance and Corporate Committee on 30 July 2024. The Te Awamutu & Kihikihi Community Board decided to provide a submission as part of the public consultation and discussed all of the submission points in turn.

RESOLVED

6/24/36

That the Te Awamutu & Kihikihi Community Board

- a) *Receives the report of Jo Gread, Manager Governance, titled ‘Representation Review 2024 – Submissions’ (ECM 11282214), and*
- b) *Makes a submission to the ‘Representation Review’ public consultation before Thursday 5 September 2024 covering the following points:*
 - i) *Does not support all aspects of this proposal.*
 - ii) *Does not agree with the proposal to reduce the number of general ward councillors from 10 to 7 and combine the rural wards of Pirongia-Kakepuku and Maungatautari*
 - iii) *Agrees with a minor boundary change to the Cambridge Ward and Subdivision to incorporate an additional area at Karāpiro into the Cambridge Ward*
 - iv) *Supports the proposed names subject to removing the word “General” from all names*
 - v) *Supports the proposed Subdivision names.*
 - vi) *Does not support the appointed councillors on the Community Boards being two councillors appointed either from:*
 - *The relevant urban General Ward, and/or*
 - *Waipā Rural General Ward.**and recommends that there be one councillor from the urban General Ward and one from the Waipā Rural General Ward*
 - vii) *Bullet point list under representation review in the Chairs report included in this Agenda*
 - viii) *Concern that the community does not understand the workload of councillors, which will influence their perceptions around number of councillors required*
- c) *Delegates authority to Chair of the Te Awamutu & Kihikihi Community Board, Angela Holt, to finalise the community board’s submission to the Representation Review Consultation in consultation with the community board members and ensure the submission is received by Council by 5pm Thursday 5 September 2024.*

Titchener/Wood

10 DISCRETIONARY GRANTS

The purpose of this report is to agree an approach to discretionary grant funding for the 2024/2025 financial year. The Community Board agreed the criteria for grant allocation and to undertake one funding round this financial year.

RESOLVED

6/24/37

That the Te Awamutu and Kihikihi Community Board

- a) *Receives the report of Jo Gread, Manager Governance titled 'Discretionary Grant Funding 2024/2025 Financial Year (ECM Number 11287034) and*
- b) *Agrees the following criteria for determining applications for discretionary grant funding:*
 - i. *Only not-for-profit groups, clubs or organisations can apply for funding and must be providing a local community or welfare service for the benefit of the community in the boundaries of the Te Awamutu and Kihikihi Community Board area, i.e. not a private club or business,*
 - ii. *Applications will not be considered for expenses or events that have already happened (retrospective),*
 - iii. *Failure to return an Accountability Form may jeopardise any future funding your organisation applies for,*
 - iv. *Only funding groups, clubs or organisations that have a base in Te Awamutu and Kihikihi or Kakepuku,*
 - v. *Capital or operational projects/expenses will be considered,*
 - vi. *Maximum level of funding that can be applied for is \$2000 plus GST*
 - vii. *If grants are not spent within twelve months, this funding must be returned.*
- c) *Agrees to hold one funding round for distribution of discretionary grant funding in the 2024/2025 financial year*

Wood/Whittaker

11 TREASURY REPORT

The treasury report for the period ended 31 July 2024 was included in the Agenda.

RESOLVED

6/24/38

That the Te Awamutu and Kihikihi Community Board receives the report of Nada Milne, Financial Accountant, titled Treasury Report for the Period Ended 31 July 2024 (ECM 11286868).

Taylor/Brown

12 CHAIRS REPORT

Chairperson Holt took her report as read.

There was a discussion on road works in Kihikihi, which included the intersection of Whitmore Street and Church Street, and the and the speed bump in front of the Kihikihi school.

The Community Board discussed the Working Group for the Recycling Resource Centre proposal. The Community Board will look to establish this working group once external members have been identified. It was noted that the focus of the Working Group would be to prepare a submission to the LTP to advocate for a Resource Recovery Centre in Te Awamutu.

The Community Board discussed the Christmas Tree proposal and are taking no further action.

The Community Board discussed the Te Awamutu and Kihikihi town Clean-up Day proposed for 29 September 2024 and agreed to allocate budget for the project.

RESOLVED

6/24/39

That the Te Awamutu and Kihikihi Community Board approves expenditure up to \$500 from its uncommitted discretionary funds to pay for all costs associated with a town cleanup day for Te Awamutu and Kihikihi to be held on Sunday 29 September 2024. The costs include hire of the Alpha Centre and any other room hire required, gloves, rubbish bags, dumping of rubbish, teas, coffees, light morning tea for all participants, with any unspent money returned to the Community Board's discretionary funds.

Titchener/Whittaker

Chairperson Holt noted previous times she had raised the gate into the Dog Park at Pekarau Park and noted she had attended the Long Term Plan workshop. The email to the combined services group asking Rotary for assistance on projects was discussed. The Community Board were advised that they would need to go through Council for any projects on Council land or assets. The Community Board discussed the "Welcome" sign at the entrance to Te Awamutu.

RESOLVED

6/24/40

That the Te Awamutu and Kihikihi Community Board

- a) *Receives the report of Angela Holt, Chairperson Te Awamutu and Kihikihi Community Board, titled Chair Report – August 2024 (ECM 11283375)*
- b) *Receives the Staff Response to chairperson's report (ECM 11283364)*

Chairperson Holt/Thomas

13 BOARD MEMBERS' REPORTS FROM MEETINGS ATTENDED ON BEHALF OF THE TE AWAMUTU AND KHIKIHI COMMUNITY BOARD

Councillor Thomas attended the Powhiri to welcome Council's new Chief Executive and the Council meeting the following day.

Councillor Brown attended the recent Kihikihi Residents and Rate Payers Association meeting and highlighted community use of the Alpha Hotel. He advised the Community Board of a meeting on Thursday 5th September at TA Sports club, which has been organised with Age Concern, to discuss their concerns along with Grey Power and other service groups.

Member Taylor attended the Kihikihi Residents and Ratepayers Association meeting, which discussed a potential Kihikihi community hub, and the Powhiri for Council's new Chief Executive. She noted that the fitness equipment she had fundraised to purchase was being installed mid-September, with the date for an opening ceremony still to be confirmed.

Member Wood attended the Community Board conference between the 25th and 27th of August and reported back on the conference sessions. He noted it was a very worthwhile experience with lots of ideas and feedback shared.

Chairperson Holt attended the Community Board PCG meeting and noted that she had provided an update on her attendances for the month as part of her Chairs report.

14 DATE OF NEXT MEETING

The next Te Awamutu and Kihikihi Community Board meeting is to be held at 6.00pm on Wednesday 25 September 2024.

Chairperson Holt closed the meeting with a karakia whakamutunga.

That being all the business the meeting closed at 8.56pm

CONFIRMED AS A TRUE AND CORRECT RECORD OF PROCEEDINGS

CHAIRPERSON

DATE

COMMUNITY BOARD REPORT



INFORMATION ONLY

To: The Chairperson and Members of Te Awamutu and Kihikihi Community Board

From: Strategy Manager

Subject: **2025-34 Long Term Plan Progress Report**

Meeting Date: 25 September 2024

1 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

Recent work on the 2025-34 Long Term Plan (LTP) has been focusing on the Financial Strategy, budget and key projects. The next few LTP Elected Members workshops will continue to focus on key projects and the Finance Strategy, in addition to development contributions.

2 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That the Te Awamutu and Kihikihi Community Board receives the report of Melissa Russo, Strategy Manager, titled '2025-34 Long Term Plan Progress Report' (ECM 11296294).

3 COMMENTARY - KŌRERO

Since our last report to the Te Awamutu and Kihikihi Community Board in August, two Elected Members workshops have taken place.

The first workshop, held on 27 August, discussed the Financial Strategy and aimed to ensure Elected Members understood the:

- financial starting point for this LTP including issues/risks;
- how we got to this point;
- options and levers we have available to respond.

With regard to the options and levers, direction from Elected Members was sought on what options staff should further investigate as a basis to build the next version of the budget on. Elected Members were generally comfortable with the staff recommendation.

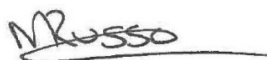
The second workshop, held on 10 September, discussed significant projects. Elected Members provided staff with feedback on each project which will inform the development of the draft budget.

The table below outlines upcoming LTP related meetings and workshops. Note that this schedule is subject to change.

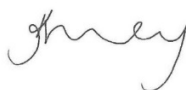
Council/workshop date	Subject	Content
24 September Workshop	<ul style="list-style-type: none"> Development Contributions Policy 	<ul style="list-style-type: none"> First check in on the policy
1 October Strategic Planning and Policy Committee	<ul style="list-style-type: none"> 2025-34 LTP project update 	
16 October Workshop	<ul style="list-style-type: none"> Financial Strategy Version 2 of the draft budget 	<ul style="list-style-type: none"> Draft Financial Strategy presented Next version of the budget presented
29 October Council workshop	<ul style="list-style-type: none"> Infrastructure Strategy Levels of service and performance measures Funding and financing policies 	<ul style="list-style-type: none"> Check in on the Infrastructure Strategy using the draft from the 2024-34 LTP Check in on levels of service and performance measures using 2024-34 LTP set as a starting point Check in on funding and financing policies using 2024-34 LTP draft policies as a starting point
5 November Strategic Planning and Policy Committee	<ul style="list-style-type: none"> 2025-34 LTP project update Approval of significant forecasting assumptions 	
26 November Workshop	<ul style="list-style-type: none"> Infrastructure Strategy 	<ul style="list-style-type: none"> Second check in on Infrastructure Strategy

4 APPENDIX - ĀPITITANGA

No:	Appendix Title
1	2025-34 Long Term Plan – Workstreams and Deliverables (document number 11264685)



Melissa Russo
STRATEGY MANAGER



Kirsty Downey
GROUP MANAGER STRATEGY

2025-34 Long Term Plan - Workstreams and Deliverables

Workstream	Deliverables
Foundations	<ul style="list-style-type: none"> • Project management • Strategic priorities review • Groups of activities review • Significant forecasting assumptions (non-financial) • Significance and Engagement Policy
Activity planning	<ul style="list-style-type: none"> • Infrastructure Strategy • Level of service reviews • Activity Management Plans • Performance measures • Business case process including resource requests
Financials	<ul style="list-style-type: none"> • Budget preparation process • Rating information • Significant forecasting assumptions (financial) • Financial Strategy • Financial policies (rates remission, revenue and financing, treasury management policies) • Development Contributions Policy • Fees and charges review
Communications and engagement	<ul style="list-style-type: none"> • Communications and Engagement Plan • Consultation document • Consultation process • Hearings • Deliberations • Final LTP document • Submitter responses

COMMUNITY BOARD REPORT



To: The Chairperson and Members of the Te Awamutu and Kihikihi Community Board

From: Alice Morris, Policy Planner, District Plan Team

Subject: **Draft Plan Change 25 – Shelterbelts and Artificial Crop Protection Structures**

Meeting Date: 25 September 2024

1 PURPOSE - TAKE

The purpose of this report is to:

- Inform the Community Board of the purpose for draft Plan Change 25 – Shelterbelts and Artificial Crop Protection Structures; and
- Seek feedback from the Community Board on the proposed draft planning provisions as part of stakeholder engagement.

2 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

Council’s SP&P Committee resolved in June 2024 to prepare a standalone plan change for shelterbelts and artificial crop protection structures, to be known as PC25. The objectives of PC25 are to:

- Ensure the efficient and effective use of rural land for farming purposes.
- Ensure adverse effects on the environment arising from shelterbelts and crop protection structures are appropriately avoided, remedied or mitigated.
- Ensure that the district plan accounts for changing land use patterns in a manner consistent with National direction (National Policy Statement for Highly Productive Land and National Environmental Standard for Commercial Forestry).
- Avoid unnecessary resource consent requirements

Staff have undertaken a review of the available background information and prepared a set of draft provisions for stakeholder engagement feedback (Refer to Draft Plan Change 25 - Change to the DP (PDFs) - ECM Number 11260693). This information being shared with the Community Board for information purposes and an opportunity for feedback to be received.

Stakeholder engagement will commence in September, with the attached draft planning provisions shared as a starting point for discussion and feedback. The intent of this engagement is to inform interested parties and industry representatives of the proposed provisions and to enable them to can provide input on the draft plan change prior to formal notification.

3 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That the Te Awamutu and Kihikihi Community Board

- a) Receives the report of Alice Morris, Policy Planner titled Draft Plan Change 25 – Shelterbelts and Artificial Crop Protection Structures [ECM Number 11279647].
- b) Provides feedback on PC25 as a key stakeholder, as deemed necessary.

4 BACKGROUND – KŌRERO WHAIMĀRAMA

Issues:

1. Crop protection structures are buildings, and trigger resource consent for setbacks and site coverage which restrict establishment of these.
2. Shelterbelt rules trigger resource consent requirements when species can grow more than 6m high.

In preparing the draft plan change direction and planning provisions for stakeholder engagement, staff have undertaken a review of the following background information to guide identification of issues and preparation of provisions:

- Existing resource consents
- Industry group and rural landowner commentary
- 2023 elected members directions
- Other district plans
- Consideration of existing Rural Zone provisions relating to rural character and the protection of identified Special Landscapes and Viewshafts

Staff have also analysed effects arising from the establishment of crop protection (shelterbelts and/or artificial structures).

The basis of the draft planning provisions is to ensure:

- The purpose of the Rural Zone remains forefront, being for farming activities, while balancing the amenity expectations of other sensitive activities within or adjoining the Rural Zone.
- There is a broader acceptance of what changes to the rural landscape arising from a greater mix of intensive horticulture enterprises are appropriate.

- A suite of provisions that are effective and efficient.

The key direction for PC25 is to clarify that:

- Shelterbelts and artificial crop protection structures are permitted in the Rural Zone;
- Artificial crop protection structures are an appropriate part of anticipated farming activities in the Rural zone;
- Resource consent is required for artificial crop protection structures in Landscape and Viewshaft areas; and
- Resource consent is required for shelterbelts and/or artificial crop protection structures failing to comply with performance standards.

To address potential effects (amenity, reverse sensitivity and road user safety) arising from the establishment of shelterbelts and artificial crop protection structures it is proposed that the following performance standards are applied:

For Artificial Crop Protection Structures:

- No building coverage restriction shall apply.
- Covered vertically and/or horizontally by permeable materials.
- The colours of permeable materials are restricted.
 - Vertical (dark green or black)
 - Horizontal (white, dark green or black)
- 15m setback from roads and internal property boundaries, except if screened by an existing mature shelterbelt.
- 15m setback from internal site boundaries, except if:
 - Any adjoining site is held in common ownership
 - Screened by an existing mature shelterbelt
 - Adjoining landowner approval is obtained
- 6m maximum high.

For Shelterbelts:

- To be located so not to shade paved public roads or dwellings on adjoining properties between 10am and 2pm on the shortest day of the year (21 June).
- To be located so not to restrict sightlines from driveways, road intersections, and railway crossings.
- A 4m setback from internal site boundaries.
- A 30m setback from all urban areas or Marae Development Zone boundaries.
- Be maintained within the boundaries of the property on which they are located.

- No vegetation is to extend over boundaries or roads, and any fallen vegetation is removed from adjoining sites.

These matters are set out in greater detail in the attached documents:

- Draft Plan Change 25 – Practice Guide
- Draft Plan Change 25 – Draft Changes to the District Plan

The next phase of the plan change programme, following stakeholder engagement will be the analysis of feedback received. This will inform further refinement and redrafting of provisions before formally notifying the plan change.

5 SIGNIFICANCE & ENGAGEMENT – KAUPAPA WHAI MANA ME NGĀ MATAPAKINGA

Staff have considered the key considerations under the Significance and Engagement Policy, in particular sections 7 and 8 and have assessed that the matter(s) in this report have a medium level of significance.

6 OPTIONS – NGĀ KŌWHIRINGA

Option	Advantages	Disadvantages
Option 1: Do nothing	Retain neutral position on the proposed direction of PC25	<ul style="list-style-type: none"> ▪ Lost opportunity to provide input into the PC25 engagement process
Option 2: Receive the report	<ul style="list-style-type: none"> ▪ Acknowledge the engagement process underway for PC25 	<ul style="list-style-type: none"> ▪ Lost opportunity to provide feedback from the Community Board’s perspective.
Option 3: Receive the report and provide feedback	<ul style="list-style-type: none"> ▪ Opportunity for the Community Board to provide feedback at this stage of the draft plan change process. 	<ul style="list-style-type: none"> ▪ None

The recommended option is Option 3. The reason for this is:

- Enables the Community Board’s perspectives on the direction of the plan change can be noted; and
- Feedback from the Community Board will be considered alongside other feedback and used to formalise the final planning framework for notification.

7 OTHER CONSIDERATIONS – HEI WHAIWHAKAARO

Council’s Vision and Strategic Priorities

The draft plan change aligns with the Council’s Vision and Strategic Priorities, in particular consideration of the challenges for the district’s rural areas to balance the protection of Waipa’s land-based economy while maintaining the district’s rural amenity, form, and character.

Legal and Policy Considerations – Whaiwhakaaro ā-Ture

Staff confirm that Option 3 complies with Council’s legal and policy requirements, and the processes for changing a district plan under s.74 of the Resource Management Act.

Financial Considerations – Whaiwhakaaro ā-Pūtea

The total costs to complete this plan change to a decision is \$30,000. This amount is funded by the existing budgets for the 24/25 financial year.

Risks - Tūraru

There are no known significant risks associated with the decisions required for this matter.

Iwi and Mana Whenua Considerations - Whaiwhakaaro ki ngā Iwi me ngā Mana Whenua

In accordance with the Schedule 1 process for the preparation of a draft plan change under the Resource Management Act 1991, Iwi/Mana Whenua will be engaged with, and effects on the interests, values and aspirations of Iwi/Mana Whenua associated with the rural zoned land will be considered.

8 NEXT ACTIONS

Action	Responsibility	By When
Consideration of feedback received from Iwi, stakeholders and rural community	District Plan Team	TBC
Finalisation of proposed planning provisions	District Plan Team	TBC
Workshop final draft PC25 planning provisions with Elected Members	District Plan Team	TBC
Notification Preparation	District Plan Team	TBC

9 APPENDICES - ĀPITITANGA

No:	Title
1.	Draft Plan Change 25 – Practice Guide [ECM Number 11261132]
2.	Draft Plan Change 25 - Change to the DP (PDFs) [ECM Number 11260693]



Prepared by: Alice Morris
POLICY PLANNER



Reviewed by: Peter Skilton
DISTRICT PLAN TEAM LEADER



Approved by: Wayne Allan
GROUP MANAGER DISTRICT GROWTH & REGULATORY SERVICES

APPENDIX 1

Draft Plan Change 25 – Practice Guide [*ECM Number 11261132*]

Practice Guide - Draft Plan Change 25

Shelterbelts & Crop Protection Structures

This document sets out the changes that are proposed to be incorporated into the Waipā District Plan through Draft Plan Change 25.

Draft PC25 makes changes to the definitions, rural zone, landscapes and viewshafts and assessment criteria sections of the Waipā District Plan:

The changes outlined below are in draft form, have no legal effect and may be subject to change as a result of stakeholder engagement.

Definitions	
1	Changes to definitions section to: <ul style="list-style-type: none"> ▪ Amend the existing definition of Farming Activities to include Artificial Crop Protection Structures. ▪ Add a new definition for Artificial Crop Protection Structure ▪ Delete the existing definition of Artificial Screen.
Section 4 – Rural Zone	
2	The introduction to the Rural Zone Chapter is altered to recognise that: <ul style="list-style-type: none"> ▪ The rural zone is a rural working environment ▪ Horticulture and crop protection activities are becoming more common in Waipā ▪ Diversification of farming activity can result in effects on the rural working environment. ▪ Crop protection is necessary to support productive rural land use
3	Existing policies in the Rural Zone chapter are altered to. <ul style="list-style-type: none"> ▪ Recognise and protect the continued operation of the Rural Zone as a rural working environment. ▪ Clarify that Artificial Crop Protection Structures are buildings associated with farming activities.
4	Shelterbelts and Artificial Crop Protection Structures are anticipated and provided for in the Rural Zone as permitted activities, subject to compliance with set performance standards.
5	Resource consent is required for the removal of any existing Shelterbelt which screens existing Artificial Crop Protection Structures that are setback less than 15m from any road or internal site boundary.
Section 25 – Landscapes and Viewshafts	
6	Amend Resource Management Issue to acknowledge that Artificial Crop Protection Structures and Shelterbelts can: <ul style="list-style-type: none"> ▪ obstruct / result in loss of views to outstanding natural features and ▪ detract from landscape values.
7	Existing objectives and policies are altered to: <ul style="list-style-type: none"> ▪ change references to working pastoral landscapes to working farming / rural landscapes ▪ include reference to Artificial Crop Protection Structures ▪ delete reference to Artificial Screens
8	Resource consent is required for Artificial Crop Protection Structures in all listed landscape and viewshaft areas, subject to compliance with set performance standards.

Artificial Crop Protection Structures – Rural Zone Performance Standards

9	<p>Setbacks</p> <p>Artificial Crop Protection Structures to be setback a minimum of:</p> <ul style="list-style-type: none"> ▪ 15m from any road boundary ▪ 15m from any internal site boundary <p>These setback requirements do not apply if:</p> <ul style="list-style-type: none"> ▪ Structures are screened from road and internal site boundaries by an existing shelterbelt; or ▪ Adjoining sites are held in common ownership; or ▪ Written consent from the owner of adjoining land has been obtained and provided to Council.
10	<p>Building Coverage</p> <p>Artificial Crop Protection Structures are Exempt from maximum building coverage standards</p>
11	<p>Height</p> <p>Maximum height of Artificial Crop Protection Structures = 6m</p>
12	<p>Colour of Cloth Materials</p> <p>Permitted colour of cloth materials forming part of an Artificial Crop Protection Structure:</p> <ul style="list-style-type: none"> ▪ Vertical Materials = Dark green or black ▪ Horizontal Materials = Dark green, black or white
Shelterbelts – Rural Zone Performance Standards	
13	<p>Planting of New Shelterbelts</p> <p>Shelterbelts planted after notification date cannot:</p> <ul style="list-style-type: none"> ▪ Shade existing dwellings on neighbouring sites or paved public roads between 10am and 2pm on 21 June. ▪ Restrict sight visibility from vehicle access, road intersections or railway level crossings ▪ Be closer than 20m from any Urban Area or Marae Development Zone ▪ Be closer than 10m from any overhead electricity or telecommunications line
14	<p>Setbacks</p> <p>Shelterbelts to be setback a minimum of 4m from any internal site boundary unless</p> <p>These setback requirements do not apply if:</p> <ul style="list-style-type: none"> ▪ Adjoining sites are held in common ownership; or ▪ Written consent from the owner of adjoining land has been obtained and provided to Council; or ▪ A maintenance easement is registered over adjoining land; or ▪ It is demonstrated that the shelterbelt at its mature height can be maintained from within the boundaries of the subject site.
15	<p>Maintenance</p> <p>Shelterbelts to be maintained by their owners at all times so that:</p> <ul style="list-style-type: none"> ▪ No vegetation extends over site or road boundaries; and ▪ Any vegetation that falls onto adjoining sites is removed.

Landscape / Viewshafts Performance Standards	
16	<p>Colour of Buildings</p> <p>Artificial Crop Protection Structures are excluded from rules which relate to cladding materials and roof colour.</p>
17	<p>Colour of Cloth Materials</p> <p>Colour of cloth materials forming part of an Artificial Crop Protection Structure:</p> <ul style="list-style-type: none"> ▪ Vertical Materials = Dark green or black ▪ Horizontal Materials = Dark green, black or white
18	<p>Shelterbelts / Artificial Crop Protection Structures in Natural Landscapes</p> <p>Shelterbelts and Artificial Crop Protection Structures in all landscape and viewshaft areas not to obscure views of significant natural features and landscapes from public spaces or roads.</p>
Assessment Criteria	
19	<p>Addition / changes to Assessment Criteria</p> <ul style="list-style-type: none"> ▪ New Criteria 21.1.4.6A for Artificial Crop Protection Structures encroaching into road setback. ▪ New Criteria 21.1.4.13A for Shelterbelts failing to comply with Rural Zone performance standards. ▪ New Criteria 21.1.4.29A for Artificial Crop Protection Structures failing to comply with Rural Zone performance standards. ▪ New Criteria 21.1.25.10 for Artificial Crop Protection Structures failing to comply with Landscape and Viewshaft Performance Standards

Summary of Waipā District Plan Provisions Changed by PC25

The table below identifies all provisions and rules amended as a result of PC25. The full tracked change documents associated with PC25 can be accessed [here](#).

District Plan #	Provision	Description
DEFINITIONS		
	Artificial Screen	Existing definition deleted
	Artificial Crop Protection Structure	<p>New definition added to read:</p> <p><i>Means a structure covered by permeable materials (vertically and/or horizontally) which do not impede the use of underlying soils, and which are used to:</i></p> <ul style="list-style-type: none"> • <i>provide wind shelter; and/or</i> • <i>protect or promote the growth of crops.</i> <p><i>This does not include Greenhouses/glasshouses, or Plastic-clad shade houses.</i></p> <p><i>For the purpose of this definition, 'permeable material' means material that does not impede air, sunlight, or water penetration, and is able to be seen through.</i></p>

District Plan #	Provision	Description
	Farming Activity	Existing definition amended
SECTION 4 – RURAL ZONE		
4.1	Introduction	Existing paragraph 4.1.2 amended
		Existing paragraph 4.1.3 amended
		Existing paragraph 4.1.12 amended
4.3	Objectives and Policies	Policy 4.3.2.2 amended
		Policy 4.3.2.4 amended
4.4.1	Activity Status Tables	Rule 4.4.1.3(o) amended
		Rule 4.4.1.4(a) amended
4.4.2	Performance Standards	Rule 4.4.2.1 amended
		Rule 4.4.2.2 amended
		Rule 4.4.2.10 amended
		New Rule 4.4.2.57A inserted
		New Rule 4.4.2.88 inserted
SECTION 21 – ASSESSMENT CRITERIA		
21.1.4.6A	Minimum Setbacks from Roads	New criteria added
21.1.4.13 A	Shelterbelts	New criteria added
21.1.4.29 A	Artificial Crop Protection Structures	New criteria added
21.1.25.1 0	Artificial Crop Protection Structures	Existing criteria amended
21.1.25.1 4	General	Existing criteria amended
SECTION 25 – LANDSCAPES AND VIEWSHAFTS		
25.1	Introduction	Existing paragraph 25.1.5 amended
25.2	Resource Management Issues	Existing resource management issue 25.2.12 amended
25.3	Objectives and Policies	Existing Policy 25.3.1.1 amended
		Existing Objective 25.3.3 amended
		Existing Policy 25.3.3.2 amended
		Existing Policy 25.3.3.4 amended
		Existing Policy 25.3.3.6 amended
		Objective 25.3.4 amended
		Policy 25.3.4.2 amended
		Policy 25.3.4.4 amended
		Objective 25.3.5 amended
		Policy 25.3.5.1 amended
		Policy 25.3.5.2 amended
		Policy 25.3.6.2 amended
		Objective 25.3.10 amended
		Policy 25.3.10.1 amended
Policy 25.3.10.2 amended		
Policy 25.10.3 amended		
25.4.1	Activity Status Tables	Rule 25.4.1.1(h) amended
25.4.2	Performance Standards	Rule 25.4.2.2 amended
		Rule 25.4.2.3 amended
		New Rule 25.4.2.3A added
		Existing Rule 25.4.2.11 amended

APPENDIX 2

Draft Plan Change 25 Change to the DP (PDFs) [*ECM Number 11260693*]

Draft Plan Change 25: Shelterbelts and Artificial Crop Protection Structures

Proposed Changes to the Waipā District Plan

July 2024

*Note the changes presented in this document are in draft form,
have no legal effect, and may be subject to change*

Draft Plan Change 25 – Proposed Changes to the Waipā District Plan

Part B: Definitions

July 2024

Note the changes presented as follows are in draft form, have no legal effect, and may be subject to change

	operation.
‘All weather vehicle access’	means a CARRIAGEWAY surfaced with thoroughly compacted, crushed metal, gravel or sand and adequately drained; it may also include a paved or sealed access that does not create a dust nuisance.
‘Allotment’	has the same meaning as in the ACT.
‘Amateur radio configuration’	means the ANTENNAS, aerials (including rods, wires and tubes) and associated supporting structures which are owned and operated by licenced amateur radio operators for personal use, and without pecuniary gain.
‘Ancillary activity’	means a supporting ACTIVITY that is subordinate and incidental to a PRINCIPAL ACTIVITY undertaken on the same SITE.
‘Ancillary office’	means an OFFICE ACTIVITY on the same SITE as a PRINCIPAL BUILDING or ACTIVITY, and whose use is subordinate and incidental to that PRINCIPAL BUILDING or ACTIVITY (e.g. an OFFICE attached and subordinate to a manufacturing premise).
‘Ancillary retail’	means a RETAIL ACTIVITY that is subordinate and incidental to the PRINCIPAL BUILDING or ACTIVITY conducted on a SITE, where the items being sold have been manufactured, repaired, produced, processed or grown on the same SITE.
‘Annual Exceedance Probability (AEP)’	means the probability, expressed as a percentage, that a flood of a given magnitude will be equalled or exceeded in any one year. 1% AEP corresponds to a 1 in 100 year return period storm. 2% AEP corresponds to a 1 in 50 year return period storm.
‘Antenna’	means any device including any dish or panel that receives or transmits radio communication or telecommunication signals, but does not include any aerial. This includes the ANTENNA’S mountings (including any support structure or head arrangement such as shrouds or ANTENNA covers) and radio frequency unit or similar device.
‘Approved structure plan’	means a STRUCTURE PLAN that has been approved and made operative by COUNCIL.
‘Archaeological site’	means any place that was associated with human activity which occurred before 1900 and is, or may be able through investigation by ARCHAEOLOGICAL methods, to provide evidence relating to the history of New Zealand.
‘Arterial road’	see MAJOR ARTERIAL ROAD or MINOR ARTERIAL ROAD
‘Attached dwelling’	means two SELF CONTAINED DWELLINGS that share a common wall.
‘Artificial Screen’	means a man-made structure for the purpose of providing wind shelter that is greater than 2m high.
‘Artificial crop protection structure’	<p>means a structure covered by permeable materials (vertically and/or horizontally) which do not impede the use of underlying soils, and which are used to:</p> <ul style="list-style-type: none"> • provide wind shelter; and/or • protect or promote the growth of crops. <p>This does not include Greenhouses/glasshouses, or Plastic-clad shade houses.</p> <p>For the purpose of this definition, 'permeable material' means material that does not impede air, sunlight, or water penetration, and is able to be seen through.</p>
‘Authorised’	means a person to whom COUNCIL’S powers, duties and functions under the

	<p>generating station, a BUILDING, enclosure, or other structure to:</p> <ul style="list-style-type: none"> ■ Incoming terminals of any other BUILDING, enclosure, or other structure; and ■ An electrical appliance, in any case where the electrical appliance is supplied with electricity other than from a terminal in a BUILDING, enclosure, or other structure.
‘Emergency service facilities’	means those facilities operated by authorities responsible for the safety and physical welfare of people or property in the community and includes fire stations, ambulance stations, police stations, and ancillary accommodation and storage on the same SITE.
‘Environment’	has the same meaning as in the ACT.
‘Equestrian facility’	means within the St Peters School Zone a facility for the purpose of accommodating and training horses, including an enclosed arena, stabling and tack rooms, classrooms and PARKING AREA.
‘Erection’	means the construction of a BUILDING including any alterations or additions to a BUILDING, and also includes the placing and/or relocation of a BUILDING on a SITE.
‘Esplanade reserve’	has the same meaning as in the ACT.
‘Esplanade strip’	has the same meaning as in the ACT.
‘Excavation’	means to dig into the soil, or the removal of soil or other material from the ground onto the SITE or off the SITE, but excludes normal gardening activities, digging of post holes and tillage of land associated with the growing of crops where there is no significant change to landform (but does not include MINERAL EXTRACTION ACTIVITIES).
‘External alterations heritage item’	in relation to a protected BUILDING, place or object (listed in Appendix N1 of this Plan), means any work by way of construction or modification which may have the effect of altering the exterior fabric of the BUILDING and includes the removal and replacement of external walls, windows, ceilings, roofs, veranda, parapets, balustrades, abutments and supports and MAINTENANCE using materials or techniques that are detrimental to the materials or finish of the HERITAGE ITEM.
‘Farming activities’	<p>means an agricultural and/or horticultural ACTIVITY having as its primary purpose, the production of goods for human or animal consumption and includes any livestock or crop, using the in-situ soil, vegetation, water and air as the medium for production, and must include maintaining the ground cover. For the avoidance of doubt, FARMING ACTIVITIES includes:</p> <ul style="list-style-type: none"> ● ANCILLARY ACTIVITIES including the storage and initial processing of horticultural and agricultural products produced on-site; and ● The storage and spreading of any solid or liquid animal waste generated on-site by FARMING ACTIVITIES; and ● Farm implement sheds, stables, hay barns and BUILDINGS for the storage of feed which is to be used on the HOLDING; and ● BEEKEEPING (and associated ACTIVITIES including extraction processing, production of honey and bee products, packaging, storage and distribution); and ● PACKING SHEDS; and ● Stud farming, and horse training; and

	<ul style="list-style-type: none"> • The feeding of young stock in a BUILDING or similar enclosure or wintering of stock on a feed pad as part of normal pastoral FARMING ACTIVITIES for a limited season only; and • <u>Artificial crop protection structures; and</u> • Greenhouses/glasshouses with a PERMEABLE floor and where the soil profile is maintained if located on high quality soil; and • OUTDOOR (EXTENSIVE) PIG FARMING; and • CONSERVATION PLANTING; and • The use of FARM AIRSTRIPS AND FARM HELIPADS.
'Farm airstrips and farm helipads'	means any area of Rural zoned land used for take off and landing of aircraft (including helicopters), for the purpose of servicing rural land. Such servicing includes but is not limited to aerial topdressing, application of AGRICHEMICALS, fire fighting, forestry, fencing, delivery of farm supplies and equipment, and the collection of farm produce, but excludes airstrips or HELIPADS directly associated with commercial passenger transport or associated with any ACTIVITY located in the Rural Zone for which resource consent is required.
'Farm quarries'	means an ACTIVITY where sand or rock is extracted not for pecuniary gain and primarily for use on the source land HOLDING.
'Farm track'	means a track or race suitable for farm VEHICLE MOVEMENTS which is used for FARMING ACTIVITIES, including the movement of stock.
'Farm worker dwelling'	means a DWELLING established for employees required to live on the SITE for the purpose of employment as a direct result of the scale and intensity of the FARMING ACTIVITY.
'Financial contribution'	has the same meaning as in the ACT.
'Flats plan'	has the same meaning as a cross lease plan or cross lease Cadastral Survey Dataset (CSD), and depicts a lease area created by the BUILDING foot print (which may include any attachment to the BUILDING such as a deck or conservatory), as well as any exclusive use covenant areas and common areas. This type of CSD supports title issued under the requirements of Land Transfer Act 1952.
'Fortified site'	means a SITE characterised by the ERECTION of a look-out platform, tower or structure or the placement of a wall, barricade, fence, electrified fence, barbed wire fence or similar structure which precludes or inhibits access by the police or any AUTHORISED OFFICER. It also includes the ERECTION of monitoring system such as a surveillance camera to enable monitoring of persons beyond the boundaries of the SITE; provided that normal domestic residential security systems and historic FORTIFIED SITES such as redoubts are excluded.
'Frontage'	means for the purposes of legal access, that portion of land which secures legal access to a certificate of title from an existing ROAD or ROAD to be vested or otherwise legalised, and includes that portion of a RIGHT OF WAY or accessway ADJOINING a ROAD.
'Front boundary'	refer to definition of SITE.

'path'	capable of providing protection to the surrounding ENVIRONMENT for a 1 in 50 year return period rain event.
'Sensitive location'	means, for the purposes of TRANSFERABLE DEVELOPMENT RIGHTS, the locations outlined in Rule 15.4.2.43.
'Service lane'	means land dedicated as SERVICE LANE for intermittent access to ADJACENT or ADJOINING properties in the Residential Zone, Commercial Zone or Industrial Zone.
'Service station'	<p>means any SITE where the PRINCIPAL ACTIVITY is the retail sale of motor fuels and lubricating oils and includes:</p> <ul style="list-style-type: none"> ■ The sale of kerosene, tyres, batteries and other accessories normally associated with motor vehicles; and/or ■ The cleaning of vehicles; and/or ■ Mechanical and electrical servicing and repair of vehicles and light machinery such as lawn mowers; and/or ■ ANCILLARY RETAIL; and/or ■ Trailer hire. <p>But does not include panel beating, spray painting or heavy engineering such as engine reboring and crank shaft grinding.</p>
'Shelter belt'	means a row of trees not more than four deep, planted for the purpose of providing wind shelter and screening.
'Show home'	means any BUILDING designed to be used as a RESIDENTIAL ACTIVITY placed on temporary or permanent foundations for the purpose of the display or advertising of that home or that type of house.
'Side boundary'	refer to the definition of SITE.
'Sign'	<p>shall mean any name, figure, character, outline, spectacle, display, delineation, projection, blimp, billboard skin, poster, handbill, advertising device or appliance or any other thing of a similar nature to attract attention which is visible from PUBLIC PLACES and shall include:</p> <ul style="list-style-type: none"> ■ All parts, portions, units and materials composing the same, together with the frame, background, structure and support or anchorage thereof, as the case may be and shall also include any of the foregoing things when displayed on a hoarding or painted on a BUILDING; and ■ A SIGN shall not mean any public SIGN required by law or provided by any statutory body in accordance with its powers under any law. <p>Provided that where a SIGN is painted directly onto a BUILDING (for the avoidance of doubt, this includes windows, walls and roofs), the SIGN size is considered to be that area of the SIGN enclosed by a line drawn around the perimeter of the lettering or design.</p>
'Significant Natural Areas'	means areas that have been identified as significant INDIGENOUS VEGETATION or significant habitats of INDIGENOUS fauna, in order to recognise and provide for their protection pursuant to Section 6 of the Resource Management Act 1991, as indicated on the Planning Maps.

Draft Plan Change 25 – Proposed Changes to the Waipā District Plan

Section 4: Rural Zone

July 2024

Note the changes presented as follows are in draft form, have no legal effect, and may be subject to change

Section 4 - Rural Zone

4.1 Introduction

- 4.1.1 Waipā District is largely characterised by an exceptionally productive rural sector, arising from the existence of high class soils. 37% of the District is classified as containing high class soils, representing over 9% of the high class soils nationally. 12% of the District is classified as peat soils, representing roughly 8% of peat soils nationally. Maintaining this resource for rural production is of critical importance to the District.
- 4.1.2 The Rural Zone is primarily a pastoral rural working environment that is reliant on the rural land and soil resource of the District, and is largely typified by an open rural landscape. Dairy farming is the main rural land use in the District, followed by beef, and sheep farming. Horticulture is also a prominent contributor to the District. Although there are fewer properties involved in the equine industry, it is also a very significant contributor to the economy of the Waipā District.
- 4.1.3 Over time, the nature of dairy farming has changed due to a number of economic drivers. These trends include an increase in average farm area and stocking rate per hectare, coupled with an increase in the use of off farm supplements. The use of feed pads to facilitate supplementary feeding while reducing pasture damage has also been growing (Waikato Regional Council technical publication 2009/28). The changing Due to climate change, activities such as horticulture and crop production are becoming more common throughout the district. This diversification in rural activities means there is an evolving change to the rural working environment of the district. As a result, the nature of farming practice has resulted in changes to the scale practices and nature of actual and potential their associated effects on the environment are changing. The appropriate Appropriate methods to address these effects are a key issue for the Plan.
- 4.1.4 A variety of other rural based industrial uses can occur in the Rural Zone, as can mineral extraction, forestry, tourism and home occupations. Retaining rural character and amenity when making provision for activities that require a rural setting, or provide for lifestyle choices is important. The Rural Zone of the District has a boundary with several urban environments including Cambridge, Te Awamutu, and Hamilton City; and also borders Hamilton Airport, the Mystery Creek Event Centre, and the Karāpiro Lake Domain, as well as a number of rural marae/papakāinga. The relationship between development in the Rural Zone and urban areas and other activities needs to be carefully managed to protect the character, operation and growth of these locations in addition to maintaining rural character and amenity values.
- 4.1.5 There are a number of policy and statutory documents that provide direction to the outcomes sought through this Plan. These include, national and regional policy statements and plans, the Treaty of Waitangi and Te Ture Whaimana o Te Awa o Waikato — The Vision and Strategy for the Waikato River. The Future Proof Growth Strategy and Implementation Plan 2009 and the Waipā District Growth Strategy also provide direction on the anticipated settlement pattern of the District including the Rural Zone. The partnership principle embodied within the various Treaty of Waitangi settlements is important and also needs to be reflected within the provisions of this Plan.
- 4.1.6 This section of the Plan builds on the directions in National Policy Statements and the Waikato Regional Policy Statement. A key strategy for implementing these directions is

- b. Open landscapes containing natural features and scenic vistas including flat to rolling terrain, volcanic cones, streams, lakes, peat lakes, rivers and wetlands that are largely free from development; and
 - c. Low density widely spaced built form, with dwellings and farm buildings dispersed in the wider landscape; and
 - d. Land uses of a predominantly production or rural working nature such as farming and related farm storage sheds, **crop protection**, stock yards, farm animals and houses, and the widespread use of machinery supporting the principal productive land use. The characteristic noises and odours of farming are part of the rural working nature of the Rural Zone; and
 - e. Occasional papakāinga and marae with associated activities and events; and
 - f. Infrequent rural based industry sites such as cool stores and wineries, as well as infrequent mineral and aggregate extraction sites, intensive farming operations and rural service providers such as agricultural contractors; and
 - g. Infrequent tourism or traveller accommodation based facilities generally associated with landscape features; and
 - h. Generally un-serviced land with a lack of urban infrastructure such as reticulated water and wastewater systems; and
 - i. An extensive network of roads with varying traffic levels, primarily without kerbs, footpaths or other urban structures such as street lighting, unless required for road safety reasons. Higher traffic levels occur on State Highways, arterial and some collector roads; and
 - j. Occasional local temporary events and activities such as equestrian hunts, farm open days, local fund raising events, pony club, and associated events and activities in rural community halls; and
 - k. Recreational hunting.
- 4.1.13 The policies and rules in this Plan seek to find a balance between economically driven farming practice and amenity, landscape, biological, cultural and social values.
- 4.1.14 In recognition of the scale of potential effects that deer and goats are known to have on indigenous vegetation, industry standards relating to deer and goat farming have been adopted for such activities within one kilometre of a significant natural area or bush stand in order to assist in managing potential effects relating to the grazing of deer and goats.

4.2 Resource Management Issues

Rural resources

- 4.2.1 The life supporting capacity of the land, soil and water resources can be adversely affected by land use activities.
- 4.2.2 The cultural, environmental and economic values of land, soil and water resources are

adverse reverse sensitivity effects on the operation and future development of the airport.

Other activities: tourism

- 4.2.22 Tourism activities and facilities can contribute to community well-being and enable enhancement of the natural features they are based around. The number, scale and effects of tourism activities can however compromise the productive nature of the Rural Zone, rural character and amenity, and the natural features that the activity is dependent upon. Careful management of tourism activities is required.

Other activities: Tokanui Dairy Research Centre

- 4.2.23 The Tokanui Dairy Research Centre is a regionally and nationally significant site essential to the ongoing development of the agricultural economy, but the buildings and types of activity undertaken on the site are different to farming activities generally undertaken in the Rural Zone.

Health and well-being of the Waikato and Waipā Rivers

- 4.2.24 Development within the Rural Zone has the potential to adversely affect the health and well-being of the Waikato and Waipā Rivers. Careful consideration should be given to the following; (but not limited to) potential impacts of vegetation clearance, earthworks, effluent and stormwater runoff and the provision of infrastructure within river catchments.

National Grid transmission lines for the conveyance of electricity

- 4.2.25 National Grid transmission lines for the conveyance of electricity are considered to be a resource of national and regional significance that requires protection. The location of activities within National Grid Corridors have the potential to result in adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and future development of the National Grid network and result in sensitive activities locating where they are most vulnerable to the effects, including risks, associated with the line.

4.3 Objectives and Policies

Please also refer to the objectives and policies of Parts C, Part E and Part F, as relevant.

Objective - Rural resources

- 4.3.1 To maintain or enhance the inherent life supporting capacity, health and well-being of rural land, ecosystems, soil and water resources.

Policy - Health and well-being of the Waikato and Waipā Rivers

- 4.3.1.1 To give effect to the directions and outcomes in Te Ture Whaimana o Te Awa o Waikato — The Vision and Strategy for the Waikato River and the Waipā Accord through District Plan provisions relating to building setbacks, earthworks, farming activities, non-farming activities, intensive farming, rural based industries and solid and liquid waste.

Policy - Avoid adverse effects on Water Catchment Areas

Policy - Rural environment

- 4.3.2.2 Recognise and protect the continued operation of the Rural Zone as a **pastoral rural** working environment.

Policy - Farming activities to avoid adverse effects

- 4.3.2.3 Manage farming activities so that they do not result in adverse effects on the environment or adjacent sites by ensuring:
- a. Buildings are located appropriately; and
 - b. Adverse effects, are avoided, remedied or mitigated.

Policy - Farm buildings and activities to internalise adverse effects

- 4.3.2.4 Farm buildings **(including artificial crop protection structures)**, and activities shall be located and scaled to minimise adverse effects on rural character and amenity.

Policy - Equine industry

- 4.3.2.5 To enable the activities of the equine industry to be undertaken within the rural areas of the District.

Policy - Storage and processing of horticultural and agricultural produce grown on the holding

- 4.3.2.6 To enable the storage and initial processing of horticultural or agricultural produce grown on the same holding as part of a farming activity.

Policy - Goat and deer fencing

- 4.3.2.7 To ensure that good practice fencing standards for deer and goat populations are undertaken in proximity to significant natural areas.

Objective - Rural activity: shelterbelts, woodlots, and commercial forestry

- 4.3.3 To ensure commercial forestry and/or woodlot forestry and shelterbelts do not have an adverse effect on the environment, the amenity of adjacent properties, or on infrastructure such as roads, railway lines, electricity transmission and distribution lines, and boundary fence lines.

Policy - Forestry to avoid adverse effects

- 4.3.3.1 Manage woodlot forestry and commercial forestry so that it does not result in adverse effects on the environment by ensuring:
- a. Woodlot forestry and commercial forestry is located appropriately and does not adversely affect the safety or daylight access to adjacent properties; and

National Grid electricity transmission network.

Policies - Management of activities within National Grid Corridors

- 4.3.18.1 To recognise the importance of the National Grid network in enabling communities to provide for their economic and social well-being and to provide for the ongoing operation, maintenance and development of the Grid through the management of activities within identified setbacks and corridors.
- 4.3.18.2 To ensure safe and efficient use and development of the National Grid and to protect the National Grid from the adverse effects of activities adjacent to it.
- 4.3.18.3 To avoid inappropriate land use and development within the National Grid Yard to ensure that the operation, maintenance, upgrading and development of the electricity transmission network is not compromised and to minimise the potential for nuisance effects.
- 4.3.18.4 To avoid the establishment of new sensitive activities within the National Grid Yard in order to minimise adverse effects on and from the National Grid, including adverse effects on health and safety, amenity and nuisance effects, and reverse sensitivity effects.
- 4.3.18.5 To not foreclose operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.

4.4 Rules

The rules that apply to activities are contained in:

- a. The activity status tables and the performance standards in this zone; and*
- b. The activity status tables and the performance standards in Parts E District Wide Provisions and Part F District Wide Natural and Cultural Heritage of the Plan.*

Notwithstanding any other rules in this plan, all plantation forestry activities, as from 1 May 2018, are regulated under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 must comply with those regulations. Where there is conflict or duplication between a rule in this plan and those regulations, the regulations prevail.

Provisions in the Waipā District Plan also apply in circumstances where regulated activities (as determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017) are carried out not in accordance with the standards set out in the Regulations.

Advice Notes:

1. Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.
2. Vegetation to be planted within or near electric lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

4.4.1 Activity Status Tables

4.4.1.1	Permitted activities The following activities must comply with the performance standards of this zone
a.	One principal dwelling per viable certificate of title outside of quarry buffer areas.

b.	One secondary dwelling of 70m ² gross floor area or less excluding garaging, per holding outside of quarry buffer areas.
c.	Residential activities.
d.	Farming activities and associated underpass and bridging for stock movement.
e.	Home occupations.
f.	Conservation blocks — (Including Reserves under the Reserves Act 1977) and conservation activities, other than buildings and activities associated with education and tourism.
g.	Mineral exploration and prospecting activities.
h.	Planting of commercial forestry, woodlot forestry or planted indigenous forestry.
i.	Accessory buildings to any permitted activity.
j.	Demolition, removal of buildings and structures, except those listed in Appendix N1 - Heritage Items.
k.	Relocated buildings, except where the site is listed in Appendix N1 - Heritage Items.
l.	Within the Tokanui Dairy Research Centre Core Campus Area (as shown on Planning Maps), rural research facility and ancillary activities including education and conference facilities, laboratories, engineering workshops, staff offices and facilities, field days and pilot plants for researching the processing and manufacturing of dairy products.
m.	Earthworks
n.	Farm quarries.
o.	Urupa under Te Ture Whenua Māori Act 1993 and private cemeteries under the Burial and Cremation Act 1964.
p.	Temporary buildings including ablution and storage sheds incidental to a construction project.
q.	Temporary events.
r.	Signs
s.	Passive recreational uses.
t.	Earthworks within the National Grid Yard that comply with Rule 4.4.2.76.
u.	Within the Narrows Concept Plan area: <ul style="list-style-type: none"> i. Outdoor pursuits; ii. Outdoor education, outside of the Air Noise Boundary; iii. Cycling and walking tracks and associated parking areas; iv. One principal dwelling per viable certificate of title outside of the Air Noise Boundary, Runway Protection Area and the Southern Links Designation; v. Any activity listed in Rules 4.4.1.1.c. to 4.4.1.1.s. above.
v.	Harvesting of commercial and/or woodlot forestry complying with Rule 4.4.2.59.
w.	Poultry farming in accordance with Rule 4.4.2.5 where the maximum stocking density does not exceed 34kg of live weight per square metre or 15 birds per square metre, whichever is greater.
x.	Pasture reinstatement.
y.	Residential Based Visitor Accommodation
z.	Shelterbelts

Advice Note: Attention should also be given to the Waipā District Control of Signs and Sale of Goods Bylaw 2007 and the Public Places Bylaw 2007, and the relevant sections of the Waipā District Urban Reserves Management Plan.

4.4.1.2	Controlled activities The following activities must comply with the performance standards of this zone
a.	Harvesting of woodlot forestry and/or commercial forestry not complying with Rule 4.4.2.59. Matters over which Council reserves its control are: <ul style="list-style-type: none"> ■ Vehicle access, parking (excluding the number of parking spaces for cars) and loading; and ■ Effects on the road network and other infrastructure; and

- Effects on any water supply catchment infrastructure and/or operation; and
 - Effects on indigenous biodiversity; and
 - Erosion and sediment control measures; and
 - Hours of operation; and
 - Dust; and
 - Noise; and
 - Mitigation (financial contribution or works) where road network improvements are required to address identified adverse effects resulting from the increased heavy vehicle trip generation.
- These matters will be considered in accordance with the assessment criteria in Section 21.

Advice Note: The location and formation of access points from the site to a public road must meet the requirements of Section 16 - Transportation of this Plan.

4.4.1.3	Restricted discretionary activities The following activities must comply with the performance standards of this zone
a.	<p>Dwellings within the Quarry Buffer Area shown on the Planning Maps.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ■ Location of the dwelling; and ■ The likely adverse effects of the mineral extraction activities; and ■ Noise and vibration mitigation; and ■ Reverse sensitivity on mineral extraction activities; and ■ Landscaping and visual amenity. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
b.	<p>Frost fans.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ■ Height, bulk and location of the frost fan(s) and their proximity to residential activities on an adjacent or adjoining site, or a Residential Zone or Large Lot Residential Zone; and ■ Number of blades; and ■ Operating conditions; and ■ Noise. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
c.	<p>Any activity (other than farming or rural based industry) within the Runway Protection Area shown on Planning Maps that isn't listed as a discretionary or prohibited activity.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ■ Effects on the operational safety and performance of the Hamilton International Airport and its associated lighting and navigational aids; and ■ The risk of exposure to aircraft related accidents. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p> <p>Advice Note: The Operator of Hamilton International Airport shall be considered an affected party for any resource consent assessed under these criteria.</p>
d.	<p>Buildings associated with the rural research facility at the Tokanui Dairy Research Centre which are located outside of the Core Campus Area (as shown on Planning Maps).</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ■ Visual effects on surrounding properties; and ■ Transport and traffic related effects; and ■ Vehicle access; and ■ Effects on rural character and amenity; and ■ Lighting and glare; and ■ Water supply, wastewater and stormwater disposal; and ■ Reverse sensitivity effects; and ■ Effect on archaeological or cultural sites. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
e.	<p>Poultry farming in accordance with Rule 4.4.2.5 and Rule 4.4.2.6.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ■ The amenity effects of the poultry farming activity; and ■ Wind and climate patterns; and ■ Visual impact of buildings and landscape planting; and ■ Topography and geographical features affecting odour, dust and visual effects; and ■ Traffic effects; and ■ The provision of a Management Plan. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>

	<p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> Appropriate mitigation of the adverse night time acoustic effects inside affected dwellings (for example, sleep disturbance) of unscheduled engine testing. <p>No other assessment criteria will be applied to an application for a restrict discretionary activity in accordance with this rule.</p>
m.	<p>Farm workers dwellings that comply with the provisions of Rule 4.4.2.80.a. to d.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> Site suitability; and Site layout and services; and Landscaping; and Potential reverse sensitivity effects on any adjoining rural activities; and Proximity to farm effluent storage facilities; and Justification for the additional dwelling; and The extent to which the building is designed to be relocated. <p>These matters will be considered in accordance with the assessment criteria in Section 21. Activities which fail to comply with Rule 4.4.2.80.a. to d. will require a resource consent for a discretionary activity.</p>
n.	Any permitted or controlled activity that does not comply with the performance standards in 4.4.2, except for those specified in Rule 4.4.1.4.a. or as specified in 4.4.2.
<u>o.</u>	<p><u>Removal of any existing shelterbelt which is screening an existing artificial crop protection structure from a road or a dwelling on an adjoining site, which results in non-compliance with Rules 4.4.2.1.c. and 4.4.2.2.d.</u></p> <p>Assessment will be restricted to the following matter:</p> <ul style="list-style-type: none"> <u>Visual effects of the artificial crop protection structure.</u> <p><u>This matter will be considered in accordance with the assessment criteria in Section 21.</u></p>

4.4.1.4	Discretionary activities
a.	<p>Any permitted, controlled or restricted discretionary activity that fails to comply with:</p> <ol style="list-style-type: none"> Rule 4.4.2.1.b., cd. & de. - Minimum building setback from roads Rule 4.4.2.3 - Dwellings adjoining marae Rule 4.4.2.4 - Minimum setback for the confinement of animals Rule 4.4.2.11 - Special height requirements for Hamilton International Airport Rule 4.4.2.13 - Processing and storage of produce grown on-site Rule 4.4.2.14 - Housing and keeping of pigs Rules 4.4.2.15, 4.4.2.16, 4.4.2.20 to 4.4.2.22 - Noise Rules 4.4.2.25 to 4.4.2.27 - Noise insulation: noise sensitive activities Rules 4.4.2.28 to 4.4.2.41 - Airport noise Rule 4.4.2.44 to 4.4.2.45 - Signs Rules 4.4.2.49 to 4.4.2.50 - Temporary construction buildings Rules 4.4.2.51 to 4.4.2.53 - Temporary events Rule 4.4.2.62.b., c., e., f. & g. - Home occupations Rules 4.4.2.63 to 4.4.2.70 - Activities within the Air Noise Boundary (ANB), the SEL 95 Boundary and the Outer Control Boundary (OCB) Rule 4.4.2.71 - Maximum building coverage of new buildings in the Narrows Concept Plan Area Rule 4.4.2.72 - Set back from Waikato River for the Narrows Concept Plan Area Rule 4.4.2.75 - Earthworks Rule 4.4.2.81 - Fencing for goat farming Rules 4.4.2.82 to 4.4.2.83 - Fencing for deer farming
b.	Restricted discretionary activity not complying with one or more rules for a restricted discretionary activity.
c.	Farm workers dwellings that do not comply with Rule 4.4.2.80.a. to d.
d.	Community centre, marae and papakāinga.
e.	Agritourism and nature tourism facilities.
f.	Education facilities.
g.	Rural based industry.
h.	Mineral extraction activities except where located within 500m (minimum) from Lakes Cameron, Koromatua, Mangahia, Mangakaware, Maratoto, Ngārotoiti, Ngāroto, Rotomānuka, Rotopataka, Ruatuna and Rotopiko/Serpentine as measured at maximum annual water level.
i.	Intensive farming, and Poultry farming that does not comply with the minimum setbacks in Rule 4.4.2.5 or with Rule 4.4.2.6.

j.	Visitor accommodation and education facilities (includes aviation educational training) between the OCB (Ldn55) and the ANB (Ldn55).
k.	Boarding or breeding kennels or catteries.
l.	Aviation educational training within the ANB (Ldn55).
m.	Identification and imposition of a quarry buffer area and a mineral extraction area in conjunction with a new or existing mineral extraction activity.

4.4.1.5	Non-complying activities
a.	Any building or activity that fails to comply with: <ul style="list-style-type: none"> i. Rule 4.4.2.1.a. - Minimum building setback from roads ii. Rule 4.4.2.17 - Helicopter noise iii. Rules 4.4.2.42 to 4.4.2.43 - Frost fans iv. Rule 4.4.2.47 - Solid and liquid waste storage and spreading setbacks v. Rules 4.4.2.55 and 4.4.2.56 - Identification and imposition of a quarry buffer area and mineral extraction area on the Planning Maps. vi. Rule 4.4.2.60 - Planted indigenous forestry vii. Rule 4.4.2.62.a. or d. - Home occupations viii. Rules 4.4.2.75 and 4.4.2.76 - Earthworks
b.	All other activities not listed in activity status table Rules 4.4.1.1 to 4.4.1.4 and not listed as a prohibited activity.
c.	Mineral extraction activities located within 500m of Lakes Cameron, Koromatua, Mangahia, Mangakaware, Maratoto, Ngārotoiti, Ngāroto, Rotomānuka, Rotopataka, Ruatuna and Rotopiko/Serpentine as measured at maximum annual water level.
d.	Fortified sites.
e.	Scheduled engine testing that exceeds the standard in Rule 4.4.2.38 by more than 5dBA.
f.	Within the National Grid Yard: <ul style="list-style-type: none"> i. Any building or addition to a building for a National Grid Sensitive Activity. ii. Any change of use to a National Grid Sensitive Activity or the establishment of a new National Grid Sensitive Activity. iii. Buildings for intensive farming activities, commercial greenhouses, and dairy/ milking buildings. iv. Any building, structure or earthworks which fail to comply with Rules 4.4.2.76, 4.4.2.77 or 4.4.2.78.
g.	Farm workers dwellings that do not comply with Rule 4.4.2.80.e.

4.4.1.6	Prohibited activities The following activities are prohibited and no resource consent will be approved
a.	Within the Runway Protection Area shown on the Planning Maps, places of assembly, service stations, dwellings, residential activities, visitor accommodation, hospitals, camping grounds, and education facilities.
b.	Inside the ANB shown on Planning Maps: dwellings, visitor accommodation, and education facilities (except aviation education training).

4.4.2 Performance Standards

The following rules apply to activities listed as permitted, controlled or restricted discretionary.

Where rules are not complied with resource consent will be required in accordance with the rules in the activity status table or as identified in the performance standards, and will be assessed against the relevant objectives and policies. In the case of controlled and restricted discretionary activities, the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

Rule - Minimum building setback from road boundaries

4.4.2.1 The minimum building setback from road boundaries shall be:

a.	For dwellings, and for buildings less than 100m ²	15m
b.	For buildings over 100m ² (other than dwellings; artificial crop protection structures)	30m
c.	For artificial crop protection structures Except no setback applies where an artificial crop protection structure is screened by an existing shelterbelt.	15m
Provided that:		
d.	For dwellings and buildings adjacent to a designated State Highway	30m
e.	For dwellings and buildings adjacent to the Waikato Expressway (Designation D20)	35m

- a. For dwellings, and for buildings less than 100m² 15m
30m
- b. For buildings over 100m² (other than dwellings)

Provided that:

- c. For dwellings and buildings adjacent to a designated State Highway 30m
35m
- d. For dwellings and buildings adjacent to the Waikato Expressway (Designation D20)

Activities that fail to comply with Rule 4.4.2.1.a. will require a resource consent for a non-complying activity.

Activities that fail to comply with Rules 4.4.2.1.b. to 4.4.2.1.d., and 4.4.2.1.e will require a resource consent for a discretionary activity.

Activities that fail to comply with Rule 4.4.2.1.c. will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Effects on rural character and amenity; and
- Safety of road users.

The matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Minimum setbacks from internal site boundaries

4.4.2.2 The minimum building setback from internal site boundaries shall meet the following:

a.	Dwellings	15m
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b.	Dwellings on sites 1ha or less	10m
c.	Accessory buildings to dwellings less than or equal to 100m²	10m
d.	Artificial crop protection structures	15m
	<i>Except no setback shall apply where:</i>	
i.	Any adjoining site is held in common ownership.	
ii.	The artificial crop protection structure is screened from any adjoining site (not in common ownership) by an existing shelterbelt.	
iii.	The encroachment is authorised by a deemed permitted activity notice in accordance with s.87BA(2) of the Resource Management Act 1991.	
e.	All other buildings less than or equal to 250m²	15m
f.	All other buildings greater than 250m²	25m

- a. ~~Dwellings~~ ~~15m~~
- b. ~~Dwellings on sites 1ha or less~~ ~~10m~~
- c. ~~Accessory buildings to dwellings less than or equal to 100m²~~ ~~10m~~
- d. ~~All other buildings less than or equal to 250m²~~ ~~15m~~
~~25m~~
- e. ~~All other buildings greater than 250m²~~ ~~25m~~

Provided that buildings may be erected up to any common boundary with an adjoining site which is in the same holding.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- The provision of daylight and sunlight into neighbouring buildings; and
- Visual and aural privacy; and
- The general appearance/effect on the openness and character; and
- The safety and efficiency of traffic flow; and
- Access around the site; and
- Effects on surrounding properties; and
- Potential reverse sensitivity effects on any adjoining rural activities.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Dwellings adjoining marae

- 4.4.2.3 No dwelling shall be placed or constructed so that it has doors, windows, verandahs or outdoor living areas with a direct line of sight to the nominal mahau (veranda) or marae ātea (area in front of the whareniui) area on existing marae.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

2. Refer to Rule 26.4.2.1 for setbacks from lakes and water bodies.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with discretion being restricted over:

- Effects on the significant natural area vegetation and biodiversity.

This matter shall be considered in accordance with the assessment criteria in Section 21.

Rule - Building setback from commercial forestry

4.4.2.8 The minimum building setback from the tree line of commercial forestry shall be 30m.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Potential effects on activities within the building in terms of safety, shading/loss of daylight, and amenity; and
- Effects on surrounding properties; and
- Reverse sensitivity effects on future harvesting of the commercial forest.

These matters will be considered in accordance with the assessment criteria in Section 21

Rule - Height of buildings

4.4.2.9 Buildings (excluding artificial crop protection structures) in all areas except for those affected by the approach surfaces, transitional surfaces, horizontal surface, conical surface, as delineated on the Planning Maps for Hamilton International Airport and also in Appendix O9 shall not exceed 12m in height above ground level.

4.4.2.9A Artificial crop protection structures shall not exceed 6m in height above ground level.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Visual effects including bulk, scale and location of the building; and
- Effects on rural character and amenity; and
- Effects on surrounding properties; and
- Loss of daylight to adjoining sites.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Maximum building coverage

4.4.2.10 The maximum amount of a site which can be covered by buildings is:

- a. 3% for sites of one hectare or more.
- b. 10% for sites less than one hectare.

Provided that this rule does not apply to the Tokanui Dairy Research Centre, artificial crop protection structures, or to dwellings.

Advice Note: Buildings for the processing and/or storage of horticultural or floricultural produce are subject to Rule 4.4.2.13.

- b. The area is no longer required for mineral extraction activities; and
- c. The quarry operator has identified in writing, the areas of the Quarry Buffer Area that are no longer required; and
- d. Council has resolved that the Quarry Buffer Area identified on the Planning Maps may be uplifted in whole or part.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- The extent to which the rehabilitation of the site is complete; and
- The extent to which the mineral extraction activities on the remainder of the site are able to internalise adverse effects.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Shelterbelts

4.4.2.57A

a.	No shelterbelt planted after [date at notification] may:
	i. Shade an existing dwelling on an adjoining site between 10am and 2pm on 21 June; and
	ii. Shade a paved public road between 10am and 2pm on 21 June; and
	iii. Restrict sight visibility from any vehicle access, road intersection (refer to Rule 16.4.2.4.), or railway crossing (refer to Rule 16.4.2.7); and
	iv. Be located closer than 30m from the boundary with any Urban Area or Marae Development Zone; and
v. Be located within 10m to a vertical line directly below an overhead power line or overhead telephone line.	
b.	The minimum setback of any shelterbelt planted after [date at notification] from an internal boundary shall be 4m unless:
	i. It adjoins a site held in common ownership; or
	ii. The encroachment is authorised by a deemed permitted activity notice in accordance with s.87BA(2) of the Resource Management Act 1991; or
	iii. There is an easement registered that provides right of access to adjoining land for maintenance purposes; or
	iv. It is demonstrated that the shelterbelt at its mature height can be maintained from within the boundaries of the subject site.
v. Rule 4.4.1.57A(a) above applies.	
c.	Shelterbelts shall be maintained by the owners at all times so that:
	i. No vegetation extends over property boundaries or roads; and
ii. Any vegetation that falls onto adjoining sites is removed.	

Advice Note:

1. **Guidance on required visibility for compliance with 4.4.2.57A.a.iii. is contained within the Regional Infrastructure Technical Specifications (RITS) and section 2.1 of RTS6 (Guidelines for visibility at driveways)**

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Effects on adjoining properties; and
- Effects on infrastructure and utilities; and
- Effects on the safety of road users; and

These matters will be considered in accordance with the assessment criteria in Section 21

Rule - Tree planting

4.4.2.58 No trees within a woodlot forest, ~~or commercial forest or shelter belt~~ which are or are likely to grow to more than 6m in height shall be planted closer than any of the distances specified below:

- a. 30m from any dwelling on an adjoining site; or
- b. 30m from any site boundary of the Residential Zone or Large Lot Residential Zone or Marae Development Zone; or
- c. 20m from any strategic arterial road and 10m from any other road or railway; or
- d. 10m to a vertical line directly below an overhead power or telephone line; or
- e. 5m from the edge of any lake or from the banks of any water bodies except trees which are planted for river protection works, soil conservation or for conservation planting.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Effects on adjacent properties; and
 - Effects on infrastructure and utilities; and
 - Effects on water bodies as a result of potential tree fall and/or harvesting.
- These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Harvesting of commercial and/or woodlot forestry

4.4.2.59 Harvesting of commercial forestry and/or woodlot forestry, by way of:

- a. Clear felling of less than 4ha per calendar year per holding; or
- b. Continuous cover forestry generating up to 80 loaded truck and trailers loads per calendar year per holding.

Provided that:

- i. The forestry to be harvested is not located within a water supply catchment; and
- ii. Access onto the road network is via a Council approved heavy vehicle entrance; and
- iii. No harvesting related activity occurs on the road reserve; and

- b. Two bathrooms for 10 — 15 guests.

Activities which fail to comply with this rule will require a resource consent for a discretionary activity.

4.4.2.88 Rules - Artificial Crop Protection Structures

a.	Colour of vertical cloth materials	Dark green or black
b.	Colour of horizontal cloth materials	Dark green, black, or white

Activities which fail to comply with this rule will require resource consent for a restricted discretionary activity with the discretion being restricted over:

- Visual effects including, bulk, scale, location; and
- Effects on rural character and amenity; and
- Cumulative effects.

These matters will be considered in accordance with the assessment criteria in Section 21.

4.5 Assessment Criteria

4.5.1 Controlled activities and Restricted Discretionary activities

For controlled and restricted discretionary activities the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. Resource consent conditions can only be imposed over the matters which control or discretion has been reserved.

4.5.2 Discretionary activities

For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

Planning Map 50 - High Class Soil

Planning Map 53 - Taotaoroa Quarry

Planning Map 54 - Whitehall Quarry

Draft Plan Change 25 – Proposed Changes to the Waipā District Plan

Section 21: Assessment Criteria and Information Requirements

July 2024

*Note the changes presented as follows are in draft form, have no legal effect, and may
be subject to change*

Section 21 - Assessment Criteria and Information Requirements

Guide to using this Section

- This section contains both assessment criteria and information requirements.
- If the activity is a controlled activity or restricted discretionary criteria - refer to the assessment criteria under the relevant zone or district wide section. The assessment criteria have been listed in Section order, for example 21.1.2 contains the assessment criteria for Section 2 — Residential Zone. Controlled or restricted discretionary assessment criteria are limited to those matters that control or discretion has been reserved within the relevant section of the Plan.
- If the activity is a discretionary activity — refer to 21.1.1 Assessment Criteria for ALL discretionary activities as well as the relevant assessment criteria under the relevant zone or district wide provisions. For discretionary activities the assessment criteria are a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.
- Information requirements — Council has standard information sheets that specify the information requirements for all resource consent applications. Section 21.2 contains additional information requirements. The information requirements listed in Section 21.2 will need to be submitted with the relevant resource consent application.

21.1 Assessment Criteria

Contents

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21.1.4 Rural Zone

Rural Zone Assessment Criteria		
Controlled Activities		
21.1.4.1	Harvesting of woodlot forestry and commercial forestry	<ul style="list-style-type: none"> a. The volume of wood to be harvested, and the expected timing and programme of work for harvesting. b. The roads proposed to be used and the anticipated timing and volume of traffic. c. Extent to which the proposal meets rules regarding access, parking (excluding consideration of the number of parking spaces for cars) and loading. d. Specific traffic management proposals to mitigate the effects of logging trucks in rural areas. e. Sediment and erosion control methods to be employed to avoid damage to public roads. f. The extent of likely effects on water catchment area infrastructure and operations, if relevant. g. The methods or techniques employed to avoid or mitigate effects on at risk or threatened species known to inhabit the site. h. The extent of any potential effects on network utility infrastructure.
Restricted Discretionary Activities		
21.1.4.2	Relocated buildings	<ul style="list-style-type: none"> a. The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. b. The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. c. The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site. d. The timeliness of the works taking into account the extent and nature of the proposed works.
21.1.4.3	Dwellings within the Quarry Buffer Area shown on the Planning Maps	<ul style="list-style-type: none"> a. The likely adverse effects on residents in dwellings caused by the operations of any quarry, workings, plant or vehicles including the effects of noise, explosions, vibrations, smell, smoke, dust, glare, fumes and any discharge of contaminants into the air or water. b. The likely adverse effects on the appearance of the environs for residents from excavations, heaps, dumps, spoil or other materials and buildings. c. Whether the occupation of a dwelling could unduly limit mineral extraction operations or compromise continuing extractions of the natural resource. d. Whether or not the property is within an identified

		<p>f. The potential effects of likely uses of the building on surrounding properties and on rural activities.</p> <p>g. The potential for reverse sensitivity effects on adjoining activities.</p>
21.1.4.6A	Minimum setbacks from roads	<p>1. The extent of effect of the development on the character and openness of the rural environment.</p> <p>2. The effect on safety of road users.</p> <p>3. The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</p>
21.1.4.7	Construction of new buildings within the Rangiaowhia Ridge building setback area	<p>a. Actual or potential adverse effects on the character of the predominantly single level buildings, and St Paul's church, on the Rangiaowhia Ridge.</p> <p>b. Extent to which development within the Rangiaowhia Ridge building setback area complements and maintains the low and open scale of existing development, particularly in relation to St Paul's Church and other heritage buildings.</p> <p>c. Whether views to St Paul's church are retained.</p>
21.1.4.8	Minimum building setback from the boundary of a significant natural area	<p>a. The extent to which the building will affect the soil, stormwater runoff or groundwater levels within the significant natural area.</p> <p>b. The extent to which the location and size of the building affects the ecological values of the significant natural area.</p> <p>c. The extent to which the building will affect the vegetation and biodiversity character and values of the significant natural area.</p> <p>d. The extent to which the building location will affect access to the significant natural area.</p>
21.1.4.9	Building setback from commercial forestry	<p>a. Extent of the potential effects on activities within the building in terms of safety, shading/loss of daylight, and amenity.</p> <p>b. Extent of effects on surrounding properties.</p> <p>c. Extent of reverse sensitivity effects on future harvesting of the forest.</p>
21.1.4.10	Daylight control	<p>a. The degree to which there is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites.</p> <p>b. Whether or not the bulk, scale and location of the building is in keeping with rural character and amenity.</p> <p>c. Whether there are any alternative locations for the building that would have a lesser degree of effect on adjacent properties.</p> <p>d. The extent to which existing vegetation is retained and any proposed landscaping adds to the amenity of the development.</p>
21.1.4.11	Construction noise	<p>a. The time and frequency that the activity occurs, the duration of noise continuance, any adverse effects on</p>

		buildings either on-site or on surrounding properties and any special characteristics of the noise and subsequent effects on health and safety and on the amenity values of the surrounding environment.
21.1.4.12	Vibration	<ul style="list-style-type: none"> a. The time and frequency and duration that the activity occurs. b. Any adverse effects on buildings and activities either on-site or on surrounding properties. c. Any special characteristics of the vibration and subsequent effects on health and safety and on the amenity values of the surrounding environment.
21.1.4.13	Noise: Temporary military training activities	<ul style="list-style-type: none"> a. The extent to which noise adversely affects the amenity of the surrounding environment including cumulative effects. b. The proximity of vehicle movements to residential activities. c. The proposed timing, frequency and duration of activities. d. The effects of the activities on stock.
<u>21.1.4.13</u>	<u>Shelterbelts</u>	<ul style="list-style-type: none"> a. <u>The proximity to and effects on adjoining activities.</u> b. <u>The ability to maintain shelterbelts within the boundaries of the subject property.</u> c. <u>The effects on infrastructure and/or utilities.</u> d. <u>Effects on safety of road users.</u>
21.1.4.14	Tree planting	<ul style="list-style-type: none"> a. The proximity to and potential effects on residential activities, infrastructure, and/or utilities of the planting in terms of safety, shading, amenity, and effects on the associated activities. b. The potential effects on water bodies as a result of tree fall and/or harvesting.
21.1.4.15	Tokanui Dairy Research Centre	<ul style="list-style-type: none"> a. The location, scale and design and proposed use of buildings. b. The potential traffic and roading effects of the number of staff employed on-site and consequent number and type of vehicle movements. c. The effects on visual amenity for neighbouring properties, including lighting and glare, noise, odour, and vibration. d. The effects on rural character and the likelihood of success of any proposed landscaping or planting mitigation of any potential effects identified. e. The ability to provide for adequate water supply, stormwater and wastewater disposal for any proposed development. f. Outside the Core Campus Area, the potential for reverse sensitivity effects on adjoining activities. g. Outside the Core Campus Area, the extent to which the proposal affects archaeological sites or cultural sites.

		<p>landscaping adds to the amenity of the site.</p> <p>d. The extent to which the location of the dwelling has taken sufficient account of proximity to rural industry, mineral extraction activities, the dairy manufacturing sites and intensive farming.</p> <p>e. The extent to which the location of the dwelling has taken sufficient account of proximity to farm effluent tanks, ponds and storage facilities.</p> <p>f. The robustness of the justification for the farming activity being of a scale and/or intensity that requires additional farm workers to be permanently living on the site.</p> <p>g. The extent to which the building can be designed to be relocated.</p>
21.1.4.28	Pasture Reinstatement	<p>a. Extent and location of vegetation removal including the age, size, species and ecological value of vegetation to be removed and evidence as to whether the area was predominantly pasture within the previous 15 years.</p> <p>b. Extent of effects on the ecological and biodiversity values and characteristics of any adjoining indigenous vegetation, and on the connectivity to or along any adjacent biodiversity corridor.</p> <p>c. Whether or not the area is a known habitat for at risk or threatened species.</p> <p>d. Extent of effects on the relationship of tāngata whenua with their ancestral lands, water sites, wāhi tapu, and other taonga.</p> <p>e. Appropriateness and extent of remediation and mitigation measures proposed including consideration of the no net loss principle.</p>
21.1.4.29	Scheduled engine testing that exceeds the standard in Rule 4.4.2.38 by up to 5dBA.	<p>a. The extent to which the adverse night time acoustic effects inside affected dwellings (for example, sleep disturbance) of unscheduled engine testing are appropriately mitigated.</p>
21.1.4.29	<u>Artificial Crop Protection Structures</u>	<p>a. <u>The extent to which the colour of the vertical cloth materials integrates with and is sympathetic to the surrounding area.</u></p> <p>b. <u>the extent to which the height and location of the artificial crop protection structure integrates into the surrounding area.</u></p> <p>c. <u>The likely visual effects of the artificial crop protection structures and the effectiveness of any mitigation proposed.</u></p> <p>d. <u>The effect on rural character including consideration on the existing landscape setting and the overall cumulative effects.</u></p>
	<p>Discretionary Activities Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</p>	

		<p>significant natural areas or bush stands.</p> <p>d. The nature and extent of effects on indigenous biodiversity including at risk or threatened species known to inhabit the area.</p> <p>e. The appropriateness of mitigation measures proposed including consideration of the no net loss principle.</p> <p>f. Consideration of potential alternatives to removal of indigenous vegetation.</p>
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21.1.25 Landscapes and Viewshafts

Landscapes and Viewshafts Assessment Criteria		
Controlled Activities		
21.1.25.1	New farm access tracks and earthworks (including farm quarries) greater than 500m ³ per calendar year	<p>a. The extent to which the earthworks are visible from a public place.</p> <p>b. The extent to which the planting plan will mitigate effects in landscape values.</p> <p>c. The extent to which the farm access track and earthworks responds to the guidelines in Appendix DG7.</p>
21.1.25.2	Cultural landscapes only: Earthworks, construction or placement of new buildings. For the purposes of this rule, earthworks includes any filling and cutting deeper than 1m below the soil surface and/or greater than 500m ³ , for any activity but excludes fencing, tile drainage, and maintenance of existing tracks and tree planting; and 'building' does not include additions to existing buildings	<p>a. The extent to which the location of the earthworks affects cultural values.</p> <p>b. The extent to which the location of the new building affects cultural values.</p> <p>c. The extent to which the location of the installation of the wastewater system affects cultural values.</p> <p>d. The extent to which there is no other appropriate alternative location for the activity.</p>
21.1.25.3	A primary dwelling, where the property is predominantly located within a landscape overlay area and the site existed prior to 30 May 2014	<p>a. The extent to which the location, colour, scale, form, design and materials (including non-reflective glazing) integrate the building and access into the landscape and/or obstructs or detracts from the landscape or feature.</p> <p>b. The protection of existing vegetation and/or proposed mitigation/enhancement planting to assist the visual integration of built form.</p> <p>c. Retaining wall scale, materials and colour.</p> <p>d. Fencing scale, materials and height.</p> <p>e. Driveway location, integration with the landscape and colour/materiality.</p> <p>f. The extent to which the building responds to the</p>

	predominantly located within the Outstanding Natural Feature or Landscape Overlay and the site existed prior to 30 May 2014	<p>integrate the building and access into the landscape and/or obstructs or detracts from the landscape or feature.</p> <p>b. The protection of existing vegetation and/or proposed mitigation/enhancement planting to assist the visual integration of built form.</p> <p>c. Retaining wall scale, materials and colour.</p> <p>d. Fencing scale, materials and height.</p> <p>e. Driveway location, integration with the landscape and colour/materiality.</p> <p>f. The extent to which the building responds to the guidelines in Appendix DG7.</p> <p>g. The extent to which dwellings within Outstanding Landscapes have used low reflectivity glass and/or use the building form to minimise the reflectivity of glazing particularly where more than 40% of an exterior wall is in glazing.</p>
21.1.25.10	Artificial screens and ancillary structures Crop Protection Structures	<p>a. The extent to which the colour of the vertical and horizontal materials of the artificial screen and/or ancillary structure integrates into the landscape.</p> <p>b. The extent to which the height and location of the artificial screen and/or ancillary crop protection structure integrates into the landscape.</p> <p>c. The likely visual prominence of the artificial crop protection structure and the effectiveness of any mitigation proposed.</p> <p>d. The extent to which the artificial screen and associated crop protection structure responds to the guidelines in Appendix DG7.</p> <p>e. The extent to which the artificial screen and/or ancillary crop protection structure is visible from a public place.</p> <p>f. The effect on any identified landscape and viewshaft areas.</p> <p>g. The effect of the location and scale of the artificial crop protection structure on cultural values of the site</p>
21.1.25.11	Shelterbelts, including shelterbelts in viewshafts and the State Highway 3 scenic corridor	<p>a. The extent to which the shelterbelt might block views to landscape features from viewshafts.</p> <p>b. The height the proposed species within the shelterbelt could potentially grow to.</p> <p>c. The extent to which the shelterbelt responds to the guidelines in Appendix DG7.</p> <p>d. The extent to which the shelterbelt is visible from a public place.</p>
21.1.25.12	Planting of two hectares or more of single species exotic forestry per holding	<p>a. The nature and extent of effects of the forestry on landscape values as follows:</p> <ol style="list-style-type: none"> i. Whether the proposed forestry is likely to be visually prominent to the extent that it dominates or detracts from views and landscape values; and ii. The extent of roading and tracking required to

		<p>facilitate harvest; and</p> <p>iii. Visibility and extent of any area being harvested; and</p> <p>iv. The extent to which forestry boundaries reinforce landform boundaries.</p> <p>b. The potential to block important views from roads and other public places.</p> <p>c. The proximity to neighbouring properties, and the potential to shade neighbouring residences.</p> <p>d. The effect of the activity on the ecological values of the site and surrounding environment.</p> <p>e. The extent to which harvesting will be undertaken in a manner that does not result in significant adverse effects on landscape values.</p> <p>f. The nature and extent of any effects on the relationship of tāngata whenua with their ancestral lands, water sites, wāhi tapu, and other taonga.</p> <p>g. Benefits of forestry in terms of land stability.</p>
21.1.25.13	Glazing of structures and buildings	<p>a. The extent to which the location and visibility of the structure or building accentuates or minimises the effect of glazing and associated reflectivity.</p> <p>b. The extent to which the orientation and design of the structure or building incorporates materials or layout to minimise reflectivity including the visual prominence of glazing to integrate the building into the surrounding natural environment.</p> <p>c. The extent to which the structure or building incorporates low reflectivity glass and/or uses the building form to minimise the reflectivity of glazing particularly where more than 40% of an exterior wall is in glazing.</p> <p>d. The extent to which the structure or building uses eaves to minimise the reflectivity of glazing or recessed windows and doors in the visible façade to avoid the reflectivity effects of a flat elevation.</p>
<p>Discretionary Activities Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</p>		
21.1.25.14	General	<p>a. The extent to which an additional building on the site may cause adverse effects on the identified landscape.</p> <p>b. The extent to which the siting, orientation, design, and bulk of the building/s and materials used for their construction, with particular regard to the reflectivity of the finish (including the visual prominence of glazing), integrate the building into the surrounding natural environment.</p> <p>c. The extent to which the finished building roofline, will be below the nearest ridgeline.</p> <p>d. The extent to which the location of buildings, artificial screening crop protection structures, and shelter</p>

		<p>belts shelterbelts obstructs the identified viewshafts on State Highway 3, State Highway 39 and the Te Awamutu to Cambridge Road and the Rangiaowhia Ridge area.</p> <p>e. The extent to which planting/landscaping is proposed in order to mitigate adverse effects of building/s (including artificial crop protection structures), and earthworks; and whether trees are planted to follow the contour line rather than vertical lines.</p> <p>f. The extent to which commercial forestry and woodlot planting is shaped to the lie of the land not to property boundaries, and avoids harsh geometric shapes, and whether cosmetic edge planting around commercial forests integrates with the surrounding indigenous vegetation.</p> <p>g. The extent to which the effects of glazing detract from the values of the identified landscape, or the viewshaft.</p> <p>h. The extent to which any harvesting is undertaken in a manner that does not result in significant adverse effects on landscape values.</p> <p>i. The nature and extent of any effects on the relationship of tāngata whenua with their ancestral lands, water sites, wāhi tapu, and other taonga.</p>
21.1.25.15	Earthworks and recontouring	<p>a. The extent to which the scale and location of earthworks associated with roads, vehicular access tracks, and building sites, or recontouring detracts from the values and character of the landscape.</p> <p>b. The extent to which the cut and fill has been minimised and the final contours can be re-vegetated.</p> <p>c. The extent to which there is visual screening of the face of cuts and fills including those associated with farm access tracks as seen from public places and roads.</p> <p>d. The extent to which earthworks maintain the existing landform profile and align to the contour.</p> <p>e. The extent to which the location of the driveway or farm access tracks is aligned to the shallowest point of the contour to reduce the need for large amounts of cut and fill to provide a terrace for the driveway or farm track.</p>
21.1.25.16	Mineral and aggregate extraction, and mineral prospecting	<p>a. The extent to which the scale and location of the activity, associated roads, vehicular access tracks, buildings and recontouring detracts from the values and character of the landscape.</p> <p>b. The extent to which the cut and fill has been minimised and the final contours can be re-vegetated.</p> <p>c. The extent to which there is visual screening of the face of cuts and fills as seen from public places and roads.</p> <p>d. The extent to which the activity maintains the existing landform profile and aligns to the contour.</p>

Draft Plan Change 25 – Proposed Changes to the Waipā District Plan

Section 25: Landscapes and Viewshafts

July 2024

Note the changes presented as follows are in draft form, have no legal effect, and may be subject to change

Section 25 - Landscapes and Viewshafts

25.1 Introduction

25.1.1 The Act, in Section 6 - Matters of National Importance, states:

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a)...

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development

(c-d)...

(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga

(f) the protection of historic heritage from inappropriate subdivision, use, and development

(g)...”

25.1.2 The Act, in Section 7 - Other matters, states:

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to:

(a-b)...

(c) the maintenance and enhancement of amenity values

(d-j)...”

25.1.3 The natural and cultural landscapes, identified within this Plan and on the Planning Maps, and associated objectives, policies and rules give effect to these requirements of the Act and the requirements of Te Ture Whaimana o Te Awa o Waikato — The Vision and Strategy for the Waikato River that arises from the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and the Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010.

25.1.4 In this Plan, natural landscapes have been assessed against the following criteria:

- a. Natural science factors; and
- b. Aesthetic values; and
- c. Expressiveness (legibility); and
- d. Transient values; and
- e. Whether the values are shared and recognised; and
- f. Values to tāngata whenua; and
- g. Historical associations.

- 25.1.5 The natural landscapes are identified on the Planning Maps and described within Appendix N9. Viewshafts to several of these landscapes are also identified within the Planning Maps. The rules and assessment criteria for these landscapes and viewshafts will address matters relating to; building location height and colour, earthworks including recontouring, the location of commercial forestry, woodlots, ~~structures to support shelterbelts~~, artificial ~~screening crop protection structures~~; and signs.
- 25.1.6 This Plan also includes cultural landscapes that are identified on the Planning Maps and described within Appendix N9. These cultural landscapes have a range of historic heritage values, and are of particular importance to tāngata whenua. Many of these landscapes coincide with the identified natural landscapes. There are two types of cultural landscape, identified within this Plan and on the Planning Maps, and they are assessed slightly differently within the resource consent process. The cultural landscapes relating to battlefields and/or long occupations are identified in Planning Maps as Cultural Landscape Areas and will directly trigger the requirement for a resource consent, and control will be reserved over the location of buildings, wastewater treatment systems and some earthworks. The other cultural landscapes within the District that are of particular significance to tāngata whenua are identified on the Planning Maps as Cultural Landscape Area — Alert. These alert layer cultural landscapes do not directly trigger the requirement for a resource consent, however if resource consent is required for other matters within these cultural landscapes, an assessment of the impact of the activity on the values of the cultural landscape will also be undertaken. The relevant assessment criteria are found within the zone sections of the Plan. Where the Cultural Landscape Area — Alert is shown on the Planning Maps to apply to a river or stream, it includes a 50m area on either side of the bank from the river or stream. This area has been shown as there has been a lot of historic activity alongside rivers and streams in the District.
- 25.1.7 It is acknowledged that the natural and cultural landscapes identified within this Plan include productive farm land, which makes an important contribution to the character and values of the landscapes. Rather than being static, these landscapes evolve as a result of changes in farming practices. There is potential for some productive land activities to adversely impact the quality of the values of the landscapes. Accordingly, the Plan seeks to balance the need to protect lawfully established farming activities with the requirement to avoid inappropriate development in these landscapes.
- 25.1.8 The role of forestry in landscape areas is a problematic one. On one hand forestry when growing can protect potentially unstable or low productive capability land from erosion which flows on to a benefit for water quality, soil conservation and even biodiversity and landscape values (depending on species). On the other hand, forestry can detract from landscape values when it is located in sensitive areas, comprises an exotic monoculture and particularly after harvesting by clear felling. The use of continuous cover forestry is in its infancy, but intuitively it would have a lesser landscape effect due to not involving harvesting by clear felling. Similarly, the use of mixed exotic forestry is in its infancy. This method suggests reduced landscape effects due to the diversity of species and variation in harvest schedules.

25.2 Resource Management Issues

Protect the outstanding natural features of Maungatautari and Mt Pirongia by

avoiding inappropriate development

- 25.2.1 The volcanic cones of Maungatautari and Mt Pirongia are of great significance to tāngata whenua, and are highly visible and distinctive landforms and features in the wider landscape of the District. These important values can be irrevocably compromised by development within and adjoining these mountains. The District's natural landscapes, including views to the outstanding natural features need to be protected from the adverse effects of development, including infrastructure and tourism effects, while recognising that many of the District's natural landscapes are located in working rural environments that will experience a degree of change over time.

Protecting the Waikato River and hydro lakes

- 25.2.2 The Waikato River is of paramount importance to tāngata whenua and of great importance to the community, and sporting and recreational users; in addition to the river being used for the generation of hydro electricity. The need to access the river and the hydro dam have resulted in a high level of modification to the natural character of some parts of the river. The adjoining river valley is also subject to development pressures which need to be carefully managed.

Managing significant natural features within the District

- 25.2.3 Mount Kakepuku, the ignimbrite cliffs and bluffs at Whitehall, Arapuni, Castle Rock, Maungatautari and Sanitorium Hill/Pukemako are all significant distinctive natural features that contribute to the District's landscapes, and are vulnerable to the effects of development.

Managing viewshafts within the District

- 25.2.4 The State Highway 3 scenic corridor between Hamilton and Te Awamutu, provides prominent and memorable views to the outstanding landscape features, the volcanic cones and the significant views to the peat lakes, and these views are vulnerable to the effects of development.

Other Landscapes: visually sensitive hill country and river and lake environs

- 25.2.5 The visually sensitive hill country surrounds the outstanding landscapes of Pirongia and Maungatautari, and forms a back drop to many of the views within the District. Likewise, the river and lake environs form the back drop to the river and lakes of the District. All development needs to be carefully managed in these locations.

Protecting the District's cultural landscapes from inappropriate development

- 25.2.6 There are landscapes within the District that are of cultural significance to tāngata whenua, a number of which are on private land. The Act, coupled with the philosophy of co-management means that the cultural values of these areas need to be recorded and earthworks, buildings, and wastewater treatment systems need to be carefully located.

Advice Note: Cultural sites are covered in Section 22 - Heritage and Archaeology.

Managing signs within the identified landscapes of the District

- 25.2.7 Signs located within or adjoining identified landscapes detract from the naturalness and people's appreciation of the landscapes.

Managing the effects of earthworks within landscapes

- 25.2.8 Earthworks have the potential to alter landform and landscape qualities, and need to be managed.

Manage tensions between infrastructure and adverse effects on landscapes and viewshafts

- 25.2.9 Manage the tension between infrastructure and the landscapes and viewshafts that are of importance to the District.

Forestry

- 25.2.10 The planting and harvesting of forestry can alter landscape values and obstruct or compromise identified viewshafts. These effects need to be balanced against the positive effects of increased land stability in marginal hill country, and that harvesting effects can be mitigated over time through prompt replanting or sustainable harvesting techniques.

Indigenous vegetation removal from identified landscapes

- 25.2.11 Existing indigenous vegetation makes a significant contribution to the naturalness and character of the identified landscapes, and its removal, particularly clear felling or large scale removal can change the values that the landscape has.

Support

Artificial crop protection structures for screens and shelter belts

- 25.2.12

Support

Artificial crop protection structures, and associated screens and shelter belts can obstruct or result in loss of views to outstanding natural features of the District, and detract from landscape values.

Providing incentives to support the protection of landscapes for the community's benefit

- 25.2.13 Subdivision processes and incentives in the form of environmental benefit lots are available to protect the sensitive outstanding landscapes and features of the District and will be administered through the subdivision section of this Plan. These processes will seek to transfer development out of the sensitive outstanding landscapes to a less sensitive location.

Community connections with the Waikato and Waipā Rivers

- 25.2.14 The ability of the community to maintain relationships with river catchments can be adversely affected by inappropriate development and subdivision and should be protected and enhanced. The maintenance of these relationships extends from iwi to the community in general.

25.3 Objectives and Policies

Please also refer to the objectives and policies of Parts C, Part D and Part E, as relevant.

Please note that these objectives and policies do not apply to the Karāpiro and Arapuni Hydro Power Zone.

Objective - Outstanding natural features and landscapes

- 25.3.1 To protect the outstanding landscape values and qualities of Mount Pirongia and Maungatautari. The values of these outstanding landscape features are:

Maungatautari:

- a. A highly memorable and distinctive feature, that dominates both the flat lands to the west and Lake Karāpiro, the Waikato River, Lake Arapuni and State Highway 1 to the east; and
- b. It is of great spiritual significance to tāngata whenua of the area and was a place with a long history of settlement; and
- c. The shape of the cone makes it highly distinctive; the indigenous vegetation contributes to its high natural character and is managed as an ecological island.

Mt Pirongia:

- d. A spiritual and ancestral landmark for descendants of the Tainui waka; and
- e. The shape of the cone makes it highly distinctive, demonstrating the formative processes that created it, and the bush on the upper slopes contributes to its high natural character; and
- f. Its aesthetic quality is high, because of its visual distinction and eminence within the District. It is seen from much of the central portion of the Waikato Region.

Policy - Ensuring that development shall not detract from outstanding landscapes

- 25.3.1.1 To ensure the landscape values of Mount Pirongia and Maungatautari are maintained by:
- a. Ensuring the location, materials, and colour of buildings, artificial screen crops and protection structures and infrastructure avoid adverse effects on the values and features of the landscape, natural habitats and ecosystems; and
 - b. Avoiding clusters or groups of buildings; and

- 25.3.2.2 To maintain the character and amenity of the Waikato River and lakes natural landscape areas, the stability of these locations, and the biodiversity and habitat of the Waikato River and hydro lakes, the removal of the indigenous vegetation adjacent to the Waikato River and the hydro lakes shall be avoided.

Policy - Enhance natural character where compromised

- 25.3.2.3 Promote opportunities to enhance the natural character of the Waikato River margins where it has been compromised.

Policy - Relationship of buildings to the Waikato River

- 25.3.2.4 Buildings shall be designed and appropriately set back from the Waikato River to recognise its associated cultural, amenity and natural character values.

Objective - Significant natural features and landscapes

- 25.3.3 To recognise, maintain and where practicable enhance the landscape qualities and values of the significant natural features and landscapes, including those values associated with working ~~pastoral~~ farming/rural landscapes.

Policy - Mount Kakepuku

- 25.3.3.1 To recognise that the volcanic cone of Mount Kakepuku is a highly distinctive landscape feature within the Waipā District. The value of this landscape is:

- a. A small volcanic cone that is a highly distinctive feature in the locality, particularly because of its contrast with the surrounding flat land; and
- b. The long history of association with tāngata whenua, recognised through the historic reserve status; and
- c. Its recreation values, with walking tracks up to the summit.

Policy - Maintaining the values of Mt Kakepuku

- 25.3.3.2 To ensure that the values of Mt Kakepuku are maintained, buildings (including artificial crop protection structures), infrastructure and driveways shall be located, and finished in colours and materials, that do not detract from the natural feature.

Policy - Ignimbrite cliffs and bluffs at Whitehall, Arapuni, Castle Rock and Maungatautari

- 25.3.3.3 To recognise that the ignimbrite cliffs and bluffs at Whitehall, Arapuni, Castle Rock and Maungatautari are distinctive features, which have landscape values associated with their colour and form that contrast with the surrounding landscape, as well as significant values to tāngata whenua.

Policy - Maintaining the values of the Ignimbrite cliffs and bluffs at Whitehall, Arapuni, Castle Rock and Maungatautari

- 25.3.3.4 To ensure that the values of the Ignimbrite cliffs and bluffs at Whitehall, Arapuni, Castle Rock and Maungatautari are maintained; buildings (including artificial crop protection structures), infrastructure and driveways in these areas shall be located, and finished in colours and materials that do not detract from the natural features.

Policy - Sanitorium Hill/Pukemako

- 25.3.3.5 To recognise that Sanitorium Hill/Pukemako is a distinctive hill rising steeply out of flat country. The values of this landscape feature are the prominent feature, with a distinctive, vegetated peaked shape, in views from Cambridge, as well as having significant values to tāngata whenua.

Policy - Maintaining the values of Sanitorium Hill/Pukemako

- 25.3.3.6 To ensure that the values of Sanitorium Hill/Pukemako are maintained, buildings (including artificial crop protection structures), infrastructure and driveways shall not be highly visible in this location, to ensure that they do not detract from the natural feature.

Objective - Other landscapes: visually sensitive hill country and river and lake environs

- 25.3.4 To provide for lawfully established farming activities while ensuring the location of buildings (including artificial crop protection structures), driveways and infrastructure does not compromise and where practicable enhances the landscape qualities of visually sensitive hill country and river and lake environs.

Policy - Visually sensitive hill country

- 25.3.4.1 To recognise that visually sensitive hill country provides a visual backdrop to large parts of the District, and in some locations this land is of quite a steep grade. The values of these landscapes are:
- a. A mixture of steep grade to gently rolling country dominated by pasture and pockets of bush; and
 - b. These rural hills form the backdrop to many of the views in the District; and
 - c. The aesthetic value of these landscapes is moderate with pockets of forest which have high natural character values. The main characteristic is a patchwork of pasture, trees and bush.
 - d. Sanitorium Hill/Pukemako visually sensitive hill country contains regionally significant prospective greywacke resources whose extraction can have adverse effects on landscape values, while providing benefits to communities through the sustained supply of aggregate.

Policy - Maintaining the values of visually sensitive hill country

- 25.3.4.2 To maintain or enhance the values of the visually sensitive hill country by recognising the landscape values associated with working pastoral environments and through the

careful location of buildings (including artificial crop protection structures), driveways and infrastructure that align with the contours of the land, the use of appropriate design, materials and colours, and minimising earthworks and minimising the need for bush removal.

Policy - River and lake environs

- 25.3.4.3 To recognise that the river and lake environs provide a visual backdrop to the lakes and rivers, in particular on the highly visible exposed river flats. The river and lakes environs values include the backdrop that the river terrace slopes and rocky outcrops, and vegetation, provide around lakes and rivers.

Policy - Maintaining the values of the river and lake environs

- 25.3.4.4 To ensure that the amenity and values of the river and lake environs are maintained, or enhanced, the locations of buildings (including artificial crop protection structures), infrastructure and driveways shall not dominate these landscapes. Buildings shall use appropriate design, materials and colours and vegetation removal should be avoided.

Objective - Viewshafts and State Highway 3 scenic corridor

- 25.3.5 To maintain views to identified landscape features from viewshafts and the State Highway 3 scenic corridor identified on the Planning Maps, while recognising the landscape values associated with working pastoral environments.

Policy - Protection of viewshafts

- 25.3.5.1 To maintain the viewshafts to Mt Pirongia, Mt Kakepuku, Maungatautari Mountain, Mt Te Kawa, the District's peat lakes, and Rangiaowhia Ridge; buildings, forestry, woodlots, artificial screenscrop protection structures, and shelter belts shall be located to retain these views, from the identified viewshafts along State Highway 39, the Cambridge to Te Awamutu Road, and the Rangiaowhia and Paterangi ridges.

Policy - State Highway 3 scenic corridor between Hamilton and Te Awamutu

- 25.3.5.2 The values of the State Highway 3 scenic corridor are the prominent and memorable views to the outstanding natural landscape features, the volcanic cones and views of nationally significant peat lakes. The location of buildings, driveways and infrastructure, shelterbelts, artificial screenscrop protection structures, woodlots and commercial forestry shall be managed to recognise, maintain or enhance the views.

Objective - Cultural landscapes

- 25.3.6 To recognise and provide for the historic heritage values and the relationship of tāngata whenua with their ancestral lands through maintaining the values associated with the cultural landscapes identified in this Plan and on the Planning Maps.

Policy - Identification of cultural landscapes

- 25.3.6.1 To bring the cultural landscapes within Waipā and their associated values (including

- iii. The open nature of the countryside with views to and from historic heritage sites, and views to Maungatautari, Pirongia and Kakepuku; and
 - iv. The presence of urupā and burial sites; and
 - v. The cluster of predominantly single level buildings, and identified heritage items, including St Pauls church on the Rangiāowhia ridge, set amongst mature trees.
- f. *Ōrakau cultural landscape values:*
- i. The location of a significant and historically pivotal battle where both European soldiers and tāngata whenua died; and
 - ii. The open nature of the landscape and the views of the flight path to the Pūniu River.
- g. *Pukekura cultural landscape values:*
- i. Taumatawiiwii was a significant and historically pivotal battle that took place in 1830 where many warriors died; and
 - ii. A long history of occupation and the connection to the river and the Maunga through the historic pā sites; and
 - iii. The land form and landscape between the river and the historic pā sites.
- h. *Waiari cultural landscape values:*
- i. Skirmish between British and tāngata whenua in February 1864 resulted in the death of both tāngata whenua warriors and British soldiers; and
 - ii. Waiari is a registered archaeological site with a long history of pre European occupation.
- i. *Hingakaka cultural landscape values:*
- i. A significant and historically pivotal pre-european battle took place where oral tradition reports thousands of warriors died; and
 - ii. Many taonga were buried in the lake, which is now dry land due to drainage; and
 - iii. The high probability of the presence of urupā and undiscovered sites and artefacts.

Policy - Managing the location of development within cultural landscapes

- 25.3.6.2 The location of buildings (including artificial crop protection structures), wastewater treatment and disposal systems and some earthworks shall be managed to avoid adverse effects on the values of the cultural landscapes of Pirongia, Maungatautari, Kakepuku, Matakītaki, Rangiāowhia, Ōrakau, Pukekura, Waiari and the Hingakākā battle

Objective - Forestry in landscapes and viewshafts

- 25.3.9 To provide for forestry operations that provide a clear and on-going land stability benefit, while ensuring that forestry does not significantly detract from landscape character and value.

Policy - Avoid adverse effects of forests

- 25.3.9.1 Forestry shall not be located where the species or harvesting method will significantly detract from landscape character and values of an identified landscape, or where an identified viewshaft to an outstanding natural feature or landscape cannot be maintained.

Policy - Sustainably harvested forestry operations

- 25.3.9.2 To enable sustainably harvested forestry operations (particularly indigenous) that maintain a continuous canopy.

Policy - Forestry that provides a land stability benefit

- 25.3.9.3 To provide for forestry operations that provide a clear benefit to land stability and improved water quality, particularly where the operation minimises adverse effects on landscape values.

Policy - Existing forestry in landscape areas

- 25.3.9.4 To provide for the harvesting of forestry blocks planted prior to Plan notification within landscapes as a controlled activity.

Objective - Shelter belts, Artificial crop protection structures and structures for artificial screening shelterbelts in natural landscapes and viewshafts

- 25.3.10 Ensure that the location of shelter belts, artificial crop protection structures and artificial screens shelterbelts maintains the character and amenity of natural landscapes, and the views of outstanding landscape features from identified viewshafts.

Policy - Shelter belts, Artificial Crop Protection Structures and artificial screens Shelterbelts locating in viewshafts

- 25.3.10.1 Shelter belts, Artificial crop protection structures and artificial screens shelterbelts shall avoid locating in viewshafts where the views to the outstanding natural features, and mountains and heritage items cannot be maintained.

Policy - Artificial screens crop protection structures in natural landscapes and viewshafts

- 25.3.10.2 Artificial screens crop protection structures shall not detract from the character and amenity of the landscape or viewshaft.

Policy - ~~Shelter belts~~ Shelterbelts in natural landscapes and viewshafts

25.3.10.3 ~~Shelter belts~~ Shelterbelts shall be orientated and located to minimise adverse effects on natural landscapes and viewshafts.

Objective - Mineral and aggregate extraction within landscapes

25.3.11 To ensure that mineral and aggregate extraction avoids identified landscape areas where extraction will compromise the landscape values.

Policy - Avoid adverse effects from mineral and aggregate extraction

25.3.11.1 The impacts of mineral extraction and aggregate processing are considered to have potentially significant long term impacts on natural landscapes. The nature and scale of these activities can make them difficult to mitigate, and accordingly they should be avoided, in locations where the values of the landscape cannot be maintained.

25.4 Rules

The rules that apply are contained in:

- a. The activity status tables and the performance standards in this section; and*
- b. The activity status tables and the performance standards in Parts D Zone Provision, Part E District wide Provisions, and Part F District Wide Natural and Cultural Heritage provisions of the Plan.*

Please note that the following rules do not apply to the Karāpiro and Arapuni Hydro Power Zone. Refer to Section 12 of the Plan.

25.4.1 Activity Status Tables

25.4.1.1	Activities	Outstanding natural features and landscapes	High Amenity Landscape: Waikato River and hydro lakes	Significant landscape features: Mount Kakepuku, Ignimbrite cliffs and bluffs at Whitehall, Arapuni, Castle Rock and Maungatautari, Sanitorium Hill/Pukemako	Other landscapes: Visually Sensitive Hill Country, River and Lake Environs	Viewshafts, SH3 Scenic Corridor
a.	The performance standards at 25.4.2 apply to permitted, controlled, or restricted discretionary activities. The activity status for activities which fail to comply with the performance standard is identified under each rule.					
Buildings						

<ul style="list-style-type: none"> ■ Dwelling height, scale, colour, materials and reflectivity; and ■ Scale and location of any retaining walls or fencing; and ■ Vegetation retention; and ■ Mitigation and/or enhancement planting. <p>Assessment of restricted discretionary activities shall be restricted to the following matters:</p> <ul style="list-style-type: none"> ■ The matters listed above for a controlled activity; and ■ Consideration of the guidelines in Appendix DG7. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>						
g.	New dwelling, where the building is sited on a building platform approved as part of a subdivision consent issued after 30 May 2014 subject to compliance with Rules 25.4.2.2 to 25.4.2.4 (colour of buildings and the glazing of structures).	P	P	P	P	P
Artificial Screens						
h.	Artificial screens and ancillary structures	RD	RD	RD	RD	RD
<p>Within 400m of a public road</p>						
<p style="text-align: center;">P</p> <p style="text-align: center;">In other locations</p>						
<p>Assessment of restricted discretionary activities shall be restricted to the following matters:</p> <ul style="list-style-type: none"> ■ Location; and ■ Height; and ■ Integration with landscape; and ■ Colour; and ■ Materials. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>						
Shelterbelts						
i.	Shelterbelts	P	P	P	P	RD
<p>Within 400m of a public road</p>						
<p style="text-align: center;">P</p>						

a.	<p>Controlled activity in all zones:</p> <ul style="list-style-type: none"> i. Earthworks; or ii. Construction of new buildings; or iii. The installation of wastewater treatment systems. <p>For the purposes of this rule, earthworks includes any filling and cutting deeper than 1m below the soil surface and/or greater than 500m³, for any activity but excludes fencing, tile drainage, and maintenance of existing tracks and tree planting; and 'building' does not include additions to existing buildings.</p>
	<p>Assessment of controlled activities will be limited to the following matters:</p> <ul style="list-style-type: none"> ■ Location; and ■ Cultural values. <p>This matter will be considered in accordance with the assessment criteria in Section 21.</p>

25.4.2 Performance Standards

The following rules apply to activities listed as permitted, controlled or restricted discretionary.

Where rules are not complied with resource consent will be required in accordance with the rules in the activity status table or as identified in the performance standards, and will be assessed against the relevant objectives and policies. In the case of controlled and restricted discretionary activities, the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

Rule - Building setback from road boundaries within identified viewshafts

- 25.4.2.1 The minimum building setback from road boundaries for all buildings within an identified viewshaft must be 15m.

Advice Note: This requirement is not additional to the minimum building setback for road boundaries in the Rural Zone.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rules - Colour of buildings

- 25.4.2.2 For all buildings (except Artificial Crop Protection Structures) within natural landscapes and viewshafts identified on the Planning Maps, the whole of the walls and façade of the structure (including doors, window sills, and chimneys) shall be finished so that they are either of:

- a. Unpainted natural timber board or batten; or
- b. Uncoated brick, stone, or concrete block, or any surface coated with paint, stain or varnish but in each case, the colours must be in accordance with Appendix N6; or

c. A combination of the above.

25.4.2.3 The whole of the roof of the building (except of an artificial crop protection structure) in a natural landscape or viewshaft identified on the Planning Maps shall be finished in the colours set out in Appendix N6, provided that:

- a. This rule does not apply to an extension of an existing dwelling or accessory building or a farm building that is not visible from a public place; and
- b. In the event that the extension is visible from a public place, the extension and existing building shall comply with the colours set out in Appendix N6; and
- c. Roofs, shall use a darker colour than the walls of the building.

Activities that fail to comply with Rules 25.4.2.2 and 25.4.2.3 will require a resource consent for a discretionary activity.

Rule - Colours for cloth materials associated with artificial crop protection structures

25.4.2.3A The colour of the horticultural cloth material used on the vertical sides or the horizontal canopy of artificial crop protection structures within the natural landscapes and viewshafts identified on the Planning Maps, shall be:

- a. Dark green or black on all vertical sides; and
- b. Dark green or black or white cloth material shall be used horizontally.

Activities which fail to comply with this rule will be require resource consent for a discretionary activity.

Rule - Glazing of structures and buildings

25.4.2.4 In an outstanding landscape or viewshaft identified on the Planning Maps where more than 40% of any exterior wall that is visible from a public place is in glazing, buildings shall:

- a. Have a minimum overhang or eave of 600mm; and/or
- b. Use glass with reflectivity of 2% or less; and/or
- c. Windows and doors shall be recessed at least 0.5m from the façade.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with discretion being restricted to:

- Location and visibility of the structure or building; and
- Design and orientation of the building and associated structures; and
- Extent and type of glazing; and
- Effectiveness of alternative method in managing adverse effects of glazing.

This matter will be considered in accordance with the assessment criteria in Section 21.

Rules - Signs in all natural landscape and viewshaft areas identified within the Planning Maps

- Suitability of re-vegetation plan; and
 - Visibility from a public place.
- This matter will be considered in accordance with the assessment criteria in Section 21.

Rule - Shelterbelts and artificial crop protection structures in natural landscapes

- 25.4.2.11 Shelterbelts and artificial crop protection structures shall not obscure views of significant natural features and landscapes from public space or roads.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with discretion being restricted over:

- Effects on views from view shafts including consideration of:
 - Location; and
 - Effects on public views; and
 - Species; and
 - Mature height.

This matter shall be considered in accordance with the assessment criteria in Section 21.

Advice Note: Refer also to Rule 4.4.2.58 — Tree planting.

25.5 Assessment Criteria

25.5.1 Controlled activities and Restricted Discretionary activities

For controlled and restricted discretionary activities the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. Resource consent conditions can only be imposed over the matters which control or discretion has been reserved.

25.5.2 Discretionary activities

For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

COMMUNITY BOARD REPORT



To: The Chairperson and Members of the Te Awamutu and Kihikihi Community Board

From: Governance Manager

Subject: **Six-Monthly Community Board Reporting – Community Services, District Growth & Regulatory Services and Strategy Groups**

Meeting Date: 25 September 2024

1 PURPOSE - TAKE

The purpose of this report is to receive a six-monthly report from the Community Services, District Growth & Regulatory Services and Strategy Groups on key projects and activities in their areas.

2 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That the Te Awamutu and Kihikihi Community Board

- a) Receives the report of Jo Gread, Governance Manager, titled Six-Monthly Community Board Reporting – Community Services, District Growth & Regulatory Services and Strategy Groups (ECM 11298577)*

3 BACKGROUND – KŌRERO WHAIMĀRAMA

The purpose of this six-monthly reporting is to keep the Community Board regularly informed of key activities and projects happening in key areas over the next six months.

Each Group at Council will provide a six-monthly update on two to three key activities or projects in the community board's area. This report includes updates from the following Groups:

- Community Services
- District Growth and Regulatory Services, and;
- Strategy

Reporting from the Service Delivery and Business Support Groups will be included in the Community Board's agenda next month.

4 KEY PROJECTS/ACTIVITIES – CAMBRIDGE

Business Group	Top Projects/Activities
Community Services	<p>Te Awamutu Cemetery Capacity Developments</p> <p>In 2020, Council undertook demand and supply network analysis of its 25.5 hectares of cemetery land. This found there was almost 10 hectares already in use and approximately 6.1 hectares unsuitable for future use because of factors such as topography, ground conditions and hydrology. The study found that the remaining 9.4 hectares of usable land, much of which is currently grazed or cropped, will provide sufficient interment capacity across the network until 2048. Importantly, the study found that based on a medium demand scenario the Te Awamutu Cemetery may reach capacity by 2028.</p> <p>A project was approved in the 2021-31 Long Term Plan and subsequent 2024/25 Enhanced Annual Plan to undertake works on existing cemetery land to maximise the land available and improve the user experience.</p> <p>For Te Awamutu Cemetery, the work is prioritised into three areas;</p> <ul style="list-style-type: none"> ▪ Relocation of sexton soil storage area (bunker) and minor planting for aesthetic reasons ▪ Improving access and parking within the cemetery ▪ Relocate the entrance onto Te Rahu Road (the current location is a risk, as it is right next to the intersection onto Picquet Hill road. By moving the entrance, it will also increase capacity for the RSA burials area). <p>Cemetery Structures, Furniture and Plantings in existing areas of the cemeteries are outside the scope of this initial project.</p> <p>Completion of a Mātauranga Māori framework for the Mangaohoi and Mangapiko Erosion Control and Amenity Enhancement project</p> <p>The Mangaohoi and Mangapiko Streams Enhancement Project design and implementation was paused in the Enhanced Annual Plan and while staff consulted with Ngāti Apakura regarding development of a Mātauranga Framework.</p>

Business Group	Top Projects/Activities
	<p>The incorporation of mātauranga into environmental decision-making has largely been driven by Māori around:</p> <ul style="list-style-type: none"> • The Resource Management and Local Government Acts • Treaty of Waitangi settlements • Waitangi Tribunal reports • Growing recognition and understanding of Māori rights and interests by institutions and agencies • Informing sustainable environmental management, using a more holistic understanding of the relationships among Te Taiao (the environment) <p>Waipa District Council recognises the unique relationship of Māori with the New Zealand environment, their place as Mana whenua – the people of the area – and the important role they play in economic, environmental, social, and cultural wellbeing.</p> <p>Staff have been working with Te Ruunanga O Apakura Chair who is developing the framework. They are continuing consultation with all the Iwi that have the streams in their rohe. Once staff have the feedback from the various Iwi the remainder of the progress can be considered for progression.</p> <p>A mātauranga framework will help guide staff to navigate work on the both the Mangapiko and Mangaohoi awa and enable well-informed decision making.</p>
District Growth & Regulatory Services	<ul style="list-style-type: none"> ▪ Local Alcohol Policy and Bylaw reviews. ▪ Development Contributions Policy – This policy outlines how much and when developers are required to pay depending on their development. We are updating the policy in alignment with the Long Term Plan and to reflect legislative requirements. The Policy will go out for targeted consultation with developers, the relevant development consultancies, and local iwi groups who have an interest in the Papa Kāinga provisions. It will also be consulted on with the wider community alongside the Long Term Plan. ▪ Consultation on Plan Change 25, Artificial Crop Protection Structures and Shelterbelts. A report on this Plan Change is included in your agenda.
Strategy	<ul style="list-style-type: none"> ▪ Formal consultation on Ahu Ake – Waipa Community Spatial Plan ▪ Progress the development of the 2025-34 Long Term Plan. Details will be included in regular progress reports to community boards.



Jo Gread
MANAGER GOVERNANCE

COMMUNITY BOARD REPORT



To: The Chairperson and Members of the Te Awamutu-Kihikihi Community Board

From: Manager Governance

Subject: **Community Board Discretionary Budget 2024/2025**

Meeting Date: 25 September 2024

1 PURPOSE - TAKE

The purpose of this report is for the Community Board to consider if it wishes to set aside funds from its 2024/2025 discretionary grant allocation for its own projects.

2 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

As the Te Awamutu-Kihikihi Community Board has a reduced amount of funding available this financial year, setting a budget allocation early for its own projects, will enable the Community Board to have a fuller understanding of the money available for the one discretionary funding round the Community Board has decided to undertake.

3 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That the Te Awamutu-Kihikihi Community Board

- a) *Receives the report of Jo Gread, Manager Governance titled Community Board Discretionary Budget 2024/2025 (ECM 11297181); and*
- b) *Allocates \$_____ plus GST to [_____] from its 2024/2025 uncommitted discretionary funds, with any unspent funds returned to uncommitted.*

4 BACKGROUND – KŌRERO WHAIMĀRAMA

The Te Awamutu and Kihikihi Community Board has \$25,500 allocated to it by Council for the 2024/2025 financial year. This funding can be used to allocate funds to community groups or organisations, support or organise the Community Board's own community activities or projects or to support Council projects.

As the Community Board has a reduced amount of funding available this financial year, setting a budget allocation early for its own projects, will enable the Community Board

to have a fuller understanding of the money available for the one discretionary funding round the Community Board has decided to undertake.

The Community Board has in previous years set aside funding for projects/activities such as Project Battery and Town Clean Up Days and may wish to set aside funding for these projects/activities or other projects/activities again this financial year.

5 SIGNIFICANCE & ENGAGEMENT – KAUPAPA WHAI MANA ME NGĀ MATAPAKINGA

Staff have considered the key considerations under the Significance and Engagement Policy, in particular sections 7 and 8 and have assessed that the matter in this report has a low level of significance.

6 OPTIONS – NGĀ KŌWHIRINGA

Option	Advantages	Disadvantages
Option 1: Do nothing	<ul style="list-style-type: none"> No further resources required 	<ul style="list-style-type: none"> The Community Board will not have a clear picture of funding available when it undertakes its discretionary funding round.
Option 2: Allocate funding for the Community Board's own projects	<ul style="list-style-type: none"> Enables the Community Board to have a fuller understanding of the money available for the one discretionary funding round the Community Board has decided to undertake. 	<ul style="list-style-type: none"> Nil

The recommended option is Option 2. The reason for this is to ensure that the Community Board has a fuller understanding of the money available for the one discretionary funding round the Community Board has decided to undertake.

OTHER CONSIDERATIONS – HEI WHAIWHAKAARO

Council's Vision and Strategic Priorities

Community Board projects and activities can contribute to building vibrant, connected communities. The recycling of batteries promotes the reduction of poisons in landfills as well as the recycling of materials and supports the Waipā District Council community outcome to become environmental champions.

Legal and Policy Considerations – Whaiwhakaaro ā-Ture

Staff confirm that the option 2 complies with Council's legal and policy requirements.

Financial Considerations – Whaiwhakaaro ā-Pūtea

The costs to complete any Community Board projects or activities selected by the Community Board will be funded from the Community Boards discretionary funds, which are budgeted for in the 2024/2025 Enhanced Annual Plan when the costs will be incurred.

Risks - Tūraru

There are no known significant risks associated with the decision required for this matter.



Jo Gread
MANAGER GOVERNANCE

COMMUNITY BOARD REPORT



INFORMATION ONLY

To: The Chairperson and Members of Te Awamutu and Kihikihi
Community Board

From: Financial Accountant

Subject: **Treasury Report for the period ended 31 August 2024**

Meeting Date: 25 September 2024

1 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

The report details the funds available to the Te Awamutu Community Board for the allocation of discretionary grants.

2 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That the Te Awamutu and Kihikihi Community Board receives the report of Nada Milne, Financial Accountant, titled Treasury Report for the Period Ended 31 August 2024 (ECM 11302923).

3 COMMENTARY - KŌRERO

Discretionary Grants – funds of \$9,958.22 have been committed from the prior year, with \$0 of expenditure paid to date. Funds of \$500.00 have been committed from the current year with \$0 being paid to date. There is a balance of \$26,273.21 in uncommitted funds.

A handwritten signature in black ink, appearing to be 'Nada Milne'.

Nada Milne
FINANCIAL ACCOUNTANT

A handwritten signature in black ink, appearing to be 'Jolanda Hechter'.

Reviewed by Jolanda Hechter
MANAGER FINANCE

**TE AWAMUTU AND KIHIKIHI COMMUNITY BOARD
DISCRETIONARY GRANTS**

Balance as at 1 July 2024	11,231.43	
2024/25 Allocation from Council	25,500.00	
		36,731.43
Revenue		36,731.43
		36,731.43
Less Committed Projects	10,458.22	
		10,458.22
Uncommitted funds		<u>26,273.21</u>
Summary of Uncommitted Funds		
Annual Grants		<u>26,273.21</u>
		<u>26,273.21</u>

TE AWAMUTU AND KIHIKIHI COMMUNITY BOARD

Summary of Committed Funds

Current Year Commitments	Committed	Expenditure	Balance
Commitments 2024/25	500.00	-	500.00
Current Year Commitments Total	500.00	-	500.00
Prior Year Commitments	Committed	Expenditure	Balance
Prior Year Commitments	9,958.22	-	9,958.22
Prior Year Commitments Total	9,958.22	-	9,958.22
Total Commitments	10,458.22	-	10,458.22

Commitments 2024/25	Resolution No	Committed	Expenditure	Balance
Town Clean up Day	6/23/56	500.00	-	500.00
Total		500.00	-	500.00

Prior Year Commitments	Resolution No	Committed	Expenditure	Balance
Rangiaowhia Historic Trust	6/16/10 - Feb 16	7,300.00	-	7,300.00
Hospice Waikato Trust	6/23/76	1,000.00	-	1,000.00
Te Awamutu Community Health Transport Trust	6/23/76	100.21	-	100.21
Town Clean Up	6/23/96	836.71	-	836.71
Project Battery	6/24/07	491.30	-	491.30
Te Awamutu Community Health Transport Trust	6/24/20	230.00	-	230.00
Total		9,958.22	-	9,958.22



To: The Chairperson and Members of the Cambridge Community Board
From: Governance
Subject: **Board Members Report from Meetings Attended on Behalf of the Te Awamutu and Kihikihi Community Board**

1 PURPOSE - TAKE

Community board members who have attended meetings on behalf of the Te Awamutu & Kihikihi Community Board may give feedback to the community board. This is a discussion item only and no resolutions can be made from the discussion.



To: The Chairperson and Members of the Te Awamutu and Kihikihi
From: Governance
Subject: **Date of the Next Meeting**

1 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

The next Te Awamutu and Kihikihi Community Board meeting is to be held at 6.00pm on Wednesday 23 October 2024.