

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	<p>Changes to definitions section to:</p> <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	<p>The introduction to the Rural Zone Chapter is altered to recognise that:</p> <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	<p>Existing policies in the Rural Zone chapter are altered to.</p> <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	<p>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.</p>
5	<p>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.</p>
Section 25 – Landscapes and Viewshafts	
6	<p>Amend Resource Management Issue to acknowledge that Artificial Crop Protection Structures and Shelterbelts can:</p> <ul style="list-style-type: none"> ▪ obstruct / result in loss of views to outstanding natural features and ▪ detract from landscape values.
7	<p>Existing objectives and policies are altered to:</p> <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	<p>Resource consent is required for Artificial Crop Protection Structures in all listed landscape and viewshaft areas, subject to compliance with set performance standards.</p>

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
21.1.4.13A	Shelterbelts	New criteria added
21.1.4.29A	Artificial Crop Protection Structures	New criteria added
21.1.25.10	Artificial Crop Protection Structures	Existing criteria amended
21.1.25.14	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