

DRAFT Plan Change 25 – Shelterbelts and Artificial Crop Protection Structures

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
July 2024 draft provisions (changes shown in Red - struck through or underlined)	January 2025 recommended changes (additional changes shown in blue - struck through or underlined)
Part B –Definitions	
~~Artificial Screens – Means a man-made structure for the purpose of providing wind shelter that is greater than 2m high.~~	Artificial Screens - Means a ~~man-made~~ structure covered by permeable materials (vertically) that is greater than 1.8m high and <u>for the purpose of providing wind shelter</u> ~~that is greater than 2m high.~~ 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.
Reason for recommended change Feedback has requested the reinstatement of this activity and its definition. This is supported by council staff because: - Provisions need to address situations where only vertical screens are proposed to be erected (the original version of PC25 did not do this). The reinstatement of artificial screens as an activity generates some conflict with requirements for fences. To avoid this a change to the definition of artificial screen is needed to: - Ensure that any structure less than 1.8m high with permeable materials is deemed to be a fence and not an artificial screen. - Include explanation of what a permeable material is to be taken to be.	
<u>Artificial Crop Protection Structures - 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:</u> <u>Provide wind shelter, and/or</u> <u>Protect or promote the growth of crops</u> <u>This does not include Greenhouses/glasshouses, or Plastic-clad shade houses.</u>	Artificial Crop Protection Structures - Means a structure <u>(including artificial screens)</u> covered by permeable materials (vertically and/or horizontally which do not impede the use of underlying soils, and which are used to: <u>Provide wind shelter, and/or</u> <u>Protect or promote the growth of crops</u> <u>This does not include Greenhouses/glasshouses, or Plastic-clad shade houses, <u>Crop Support Structures.</u></u>

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<u>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.</u>	<u>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.</u>
Reason for recommended change Consequential changes to the definition are needed to make it clear that: - Artificial screens are ACPS - Crop support structures are not ACPS	
No Existing Definition	<u>Crop Support Structures - Means an open, uncovered structure on which plants are grown.</u>
Reason for recommended change Following discussions with the horticultural industry groups it became clear that their activities often include constructing structures on which their crops grow (referred to as crop support structures – CSS) and that these structures are not within the meaning of ACPS as defined. It is necessary that a distinction is made between ACPS and CSS. This is achieved by included and defining crop support structures as a new activity in the rural zone.	
Farming Activities - 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: <u>Artificial crop protection structures; and</u>	Farming Activities - 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: <u>Artificial crop protection structures and crop support structures; and</u>
Reason for recommended change Consequential changes to the definition are needed to include reference to crop support structures as being a part of farming activities.	

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~~Shelter belt~~ <u>Shelterbelt</u> Means a row of trees not more than four deep, planted for the purpose of providing wind shelter and screening.	~~Shelter belt~~ <u>Shelterbelt</u> Means a row of trees not more than four deep, planted for the purpose of providing wind shelter and screening. <u>To avoid any doubt, a hedge with a maximum height of 3m or less is not a shelterbelt.</u>
Reason for recommended change Through feedback received, it was questioned if the district plan recognised any differences between hedges and shelterbelts in the rural area. Staff have concluded that the current definition of shelterbelt could be interpreted to include a hedge (regardless of its size). The definition is recommended to be changed to make it clear that any hedge up to 3m high is not a shelterbelt. This will mean that the shelterbelt rules (setbacks / maintenance) will not be applied to hedges. The reason for providing this distinction is: • Hedges are already defined by the district plan but have no specific rules or provisions that apply to them. • Hedges are easier to maintain than trees and depending on their size do not trigger the same road safety or amenity concerns that apply to shelterbelts. • 3m is the point at which height in relation to boundary controls apply for shading effects of buildings apply. Specifying this as a permitted height for hedges provides consistency	
Chapter 4 – Rural Zone	
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.	No Change

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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). <u>Due to climate change, activities such as horticulture and crop production are becoming more common through 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 their associated effects on the environment are changing. The appropriate</u> Appropriate methods to address these effects are a key issue for the Plan.	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). <u>Due to climate change activities</u> <u>Activities</u> such as horticulture and crop production are becoming more common through 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 their associated effects on the environment are changing. ~~The appropriate~~ Appropriate methods to address these effects are a key issue for the Plan.
Reason for recommended change Feedback received sought to make it clear that climate change is not the only reason for why horticultural activities are becoming more common in the district. Staff agree with this and recommend that the text “<i>Due to climate change...</i>” be deleted from 4.1.3.	
4.1.12.d. Land uses of a predominantly production or rural working nature such as farming and related farm storage sheds, <u>crop protection</u>, 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	4.1.12.d. Land uses of a predominantly production or rural working nature such as farming and related farm storage sheds, <u>crop support and protection structures, and shelterbelts</u>, 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
Reason for recommended change Consequential change recommended to acknowledge that crop support structures and shelterbelts are land uses which are part of farming activities and define rural character in the district.	

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4.3.2.2 Recognise and protect the continued operation of the Rural Zone as a ~~pastoral rural~~ working environment.	No Change
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.	4.3.2.4 Farm Buildings (including artificial crop protection structures <u>and crop support structures</u>), and activities shall be located and scaled to minimise adverse effects on rural character and amenity.
Reason for recommended change Consequential change to include reference to crop Support structures in the Policy.	
4.4.1.1. Permitted Activities ~~z. Shelterbelts~~	No Change
4.4.1.3. Restricted Discretionary Activities 4.4.1.3.o. ~~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 Rurals 4.4.2.1.c and 4.4.2.2.d.~~ ~~Assessment will be restricted to the following matter: Visual effects of the artificial crop protection structure. This matter will be considered in accordance with the assessment criteria in Section 21.~~	4.4.1.3. Restricted Discretionary Activities 4.4.1.3.o. Removal of any existing shelterbelt which is screening an existing artificial crop protection structure <u>or crop support structure</u> from a road or a dwelling on an adjoining site, which results in non-compliance with Rurals 4.4.2.1.c and 4.4.2.2.d. Assessment will be restricted to the following matter: Visual effects <u>of the artificial crop protection structure</u> . This matter will be considered in accordance with the assessment criteria in Section 21.
Reason for recommended change Consequential change to include reference to Crop Support Structures in the rule. this necessary because: - Removal of any shelterbelt screening a crop support structure could general effects which require consideration through the resource consent process. - Crop Support Structures can be large in terms of height and are deemed to be buildings in the same way ACPS are.	
4.4.1.4. Discretionary Activities	No Change

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a. Any permitted, controlled or restricted discretionary activity that fails to comply with: i. Rule 4.4.2.1.b., ~~ed. & de.~~ - Minimum building setback from roads}.		
4.4.2.1 Minimum building setback from road boundaries		4.4.2.1 Minimum building setback from road boundaries
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.	<u>For artificial crop protection structures</u> <u>Except no setback applies where an artificial crop protection structure is screened by an existing shelterbelt.</u>	<u>15m</u>
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
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, <u>and 4.4.2.1.e</u> will require a resource consent for a discretionary activity.		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, <u>and 4.4.2.1.e</u> will require a resource consent for a discretionary activity. <u>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:</u> <u>Effects on rural character and amenity; and</u>

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<u>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:</u> <u>Effects on rural character and amenity; and</u> <u>Safety of road users</u> The matters will be considered in accordance with the assessment criteria in Section 21	<u>Safety of road users</u> The matters will be considered in accordance with the assessment criteria in Section 21	
Reason for recommended change Feedback received from industry groups raised concern that a 15m setback was excessive and would result in loss of productivity of highly productive land. The community groups support the 15m setback. A reduction in the required setback from roads is recommended for a number of reasons including: - The majority of the resource consents granted for ACPS have allows reduced road setbacks (on average to 6m) - shelterbelt saplings/young trees are generally planted along road boundaries; - The colour of the vertical/side cloth materials being black or green reduces the visual effects of ACPS - A 6m setback allows a degree of openness to be maintained along the road and provides room for shelterbelts to be planted in locations where they can be maintained form inside site boundaries - Allows a degree of separation from the road boundary to reduce the potential for driver distraction and potential glare issues. - The district plans of other Councils prescribe varying road boundary setbacks. The 15m setback originally proposed was at the high end of what other Councils require for ACPS. - It is important to ensure that the ability to use rural land for productive purposes is not unnecessary compromised by excessive setback requirements. Consequential change to include reference to Crop Support Structures is recommended to ensure setback requirements apply to these structures.		
4.4.2.2 Minimum setbacks from internal site boundaries	4.4.2.2 Minimum setbacks from internal site boundaries	
	a.	Dwellings 15m

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a.	Dwellings	15 m	b.	Dwellings on sites 1ha or less	10m
b.	Dwellings on sites 1ha or less	10 m	c.	Accessory buildings to dwellings less than or equal to 100m ²	10m
c.	Accessory buildings to dwellings less than or equal to 100m ²	10 m	d.	Artificial crop protection structures <u>and crop support structures</u>	6m
d.	<u>Artificial crop protection structures</u> <u>Except no setback shall apply where:</u> i. <u>Any adjoining site is held in common ownership</u> ii. <u>The artificial crop protection structure is screened from any adjoining site (not in common ownership) by an existing shelterbelt.</u> iii. <u>The encroachment is authorised by a deemed permitted activity notice in accordance with s.87BA(2) of the Resource Management Act 1991</u>	<u>15 m</u>	<u>Except no setback shall apply where:</u> i. <u>Any adjoining site is held in common ownership</u> ii. <u>The artificial crop protection structure <u>or crop support structure</u> is screened from any adjoining site (not in common ownership) by an existing shelterbelt.</u> iii. <u>The encroachment is authorised by a deemed permitted activity notice in accordance with s.87BA(2) of the Resource Management Act 1991</u>		
e.	All other buildings less than or equal to 250m ²	15 m	e.	All other buildings less than or equal to 250m ²	15m
f.	All other buildings greater than 250m ²	25 m	f.	All other buildings greater than 250m ²	25m

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4.4.2.9 Height of Buildings 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.	4.4.2.9 Height of Buildings Buildings ~~(excluding artificial crop protection structures~~ <u>and crop support structures)</u> 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.
Reason for recommended change Consequential change to include reference to Crop Support Structures is recommended to exclude these structures from being considered under this rule in the same way that ACPS are.	

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4.4.2.9A <u>Artificial crop protection structures shall not exceed 6m in height above ground level.</u> Activities that fail to comply with ~~this rule~~ <u>Rules 4.4.2.9 or 4.4.2.9A</u> 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.	4.4.2.9A Artificial crop protection structures <u>and crop support structures</u> shall not exceed 6m in height above ground level. <u>Note:</u> 1. <u>Refer to Rules - Buildings and Structures within the National Grid Yard (Rules 4.2.77 and 4.4.2.78).</u> 2. <u>When in proximity to overhead powerlines compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is required.</u> Activities that fail to comply with ~~this rule~~ <u>Rules 4.4.2.9 or 4.4.2.9A</u> 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.
Reason for recommended change Consequential change to include reference to Crop Support Structures is recommended to enable these structures to be considered under this rule in the same way that ACPS are. Recommended inclusion of new advice notes regarding consideration of setbacks in relation to National Grid rules and New Zealand Code of Practice for Electrical Safe Distances. This is needed so people are clear that additional requirements may apply in relation to electricity lines.	
4.4.2.10 Maximum building coverage	No Change

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The maximum amount of a site which can be covered by buildings is: 3% for sites of one hectare or more. 10% for sites less than one hectare. Provided that this rule does not apply to the Tokanui Dairy Research Centre, <u>artificial crop protection structures</u>, or to dwellings.																																																		
4.4.2.57A Shelterbelts		4.4.2.57A Shelterbelts																																																
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	<u>s.87BA(2) of the Resource Management Act 1991; or</u> <u>iii. There is an easement registered that provides right of access to adjoining land for maintenance purposes; or</u> <u>iv. It is demonstrated that the shelterbelt at its mature height can be maintained from within the boundaries of the subject site.</u>		i. <u>It adjoins a site held in common ownership; or</u> ii. <u>The encroachment is authorised by a deemed permitted activity notice in accordance with s.87BA(2) of the Resource Management Act 1991; or</u> iii. <u>There is an easement registered that provides right of access to adjoining land for maintenance purposes; or</u> iv. <u>It is demonstrated that the shelterbelt at its mature height can be maintained from within the boundaries of the subject site.</u>
<u>c.</u>	<u>Shelterbelts shall be maintained by the owners at all times so that:</u> <u>i. No vegetation extends over property boundaries or roads; and</u> <u>ii. Any vegetation that falls onto adjoining sites is removed</u> <u>iii. All maintenance activities occurs within the boundaries of the site within which the shelterbelt is located.</u>		<u>d.</u> No shelterbelt planted after [DATE] may: i. <u>Restrict sight visibility from any vehicle access, road intersection (refer to Rule 16.4.2.4) or railway crossings (refer to Rule 16.4.2.7); and</u> ii. <u>Be located within 10m of the outer conductor (wire or cable) for an overhead power line or telephone line.</u> iii. <u>Be located within 6m from the outer edge of the National Gas Transmission pipeline.</u>
	<u>Advice Note:</u> 1. <u>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)</u> <u>Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:</u> <u>Effects on adjoining properties; and</u> <u>Effects on infrastructure and utilities; and</u> <u>Effects on the safety of road users</u>		<u>e.</u> Shelterbelts shall be maintained by the owners at all times so that: i. <u>No vegetation (branches/limbs) extends over property boundaries or roads; and</u> ii. <u>Any vegetation (branches/limbs/trimmings/fallen trees) that falls onto adjoining sites is removed.</u> iii. <u>All maintenance activities (such as trimming to maintain the height and width) occurs within the boundaries of the site within which the shelterbelt is located.</u>

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
July 2024 draft provisions (changes shown in Red - struck through or underlined)	January 2025 recommended changes (additional changes shown in blue - struck through or underlined)
<u>These matters will be considered in accordance with the assessment criteria in Section 21.</u>	<u>Note: Reference shall be had to:</u> <u>1. New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001)</u> <u>2. Electricity (Hazards from Trees) Regulations 2003.</u> <u>3. A Guide to Land Development over FirstGas Pipelines.</u> <u>Advice Note:</u> <u>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)</u> <u>Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:</u> <u>• Effects on adjoining properties; and</u> <u>• Effects on infrastructure and utilities; and</u> <u>• Effects on the safety of road users</u> <u>These matters will be considered in accordance with the assessment criteria in Section 21.</u>
Reason for recommended change The Feedback received has expressed universal reservations with the proposed shading rules and instead sought the management of amenity / traffic safety effects via provisions which set maximum height for shelterbelts. Staff are of the view that this feedback can be accommodated by setting a maximum height of 6m (consistent with existing shelterbelt rules) and requiring shelterbelts to be setback 4m from roads for maintenance and road safety purposes). The feedback from electricity and gas suppliers was that they need shelterbelt trees to be appropriately setback from their infrastructure to manage potential effects. The protection of infrastructure is important, and new setbacks are recommended (10m from electricity / telephone line / 6m from gas pipeline). In addition to this it is recommended that new advice notes regarding consideration of setbacks in relation to National Grid rules and New Zealand Code of Practice for Electrical Safe Distances are included. This is needed so people are clear that additional requirements may apply in relation to electricity lines.	

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES																													
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4.4.2.58 Tree Planting 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:		No Change																											
<u>4.4.2.88 Artificial Crop Protection Structures</u> <table><tr><td>a</td><td><u>Colour of vertical cloth materials</u></td><td><u>Dark Green or Black</u></td></tr><tr><td>b</td><td><u>Colour of horizontal cloth materials</u></td><td><u>Dark Green or Black or white</u></td></tr></table> <u>Activities which fail to comply with this rule will require resource consent for a restricted discretionary activity with the discretion being restricted over:</u> <u>Visual effects including bulk, scale and location; and</u> <u>Effects on rural character and amenity; and</u> <u>Cumulative effects</u> <u>These matters will be considered in accordance with the assessment criteria in Section 21.</u>		a	<u>Colour of vertical cloth materials</u>	<u>Dark Green or Black</u>	b	<u>Colour of horizontal cloth materials</u>	<u>Dark Green or Black or white</u>	<u>4.4.2.88 Artificial Crop Protection Structures and Crop Support Structures</u> <table><tr><td>a.</td><td colspan="2"><u>The permeable cloth colours shall be:</u></td></tr><tr><td>i.</td><td><u>Colour of vertical/side cloth materials</u></td><td><u>Dark Green or Black</u></td></tr><tr><td></td><td colspan="2"><u>Except no colour control applies if the cloth cannot be seen from outside the boundaries of the site.</u></td></tr><tr><td>ii.</td><td><u>Colour of horizontal/roof cloth materials of artificial crop protection structures.</u></td><td><u>Transparent, White, Dark Green or Black</u></td></tr><tr><td>b.</td><td colspan="2"><u>All structures shall be setback from the:</u></td></tr><tr><td>i.</td><td><u>Outer conductor (wire or cable) of an overhead power line or telephone line</u></td><td><u>10m</u></td></tr><tr><td>ii.</td><td><u>Exterior of the National Gas Transmission Pipeline</u></td><td><u>10m</u></td></tr></table> <u>Activities which fail to comply with this rule will require resource consent for a restricted discretionary activity with the discretion being restricted over:</u> <u>Visual effects including colour, bulk and scale and location; and</u> <u>Effects on rural character and amenity; and</u> <u>Cumulative effects; and</u> <u>Effects on the Gas Transmission pipeline; and</u>	a.	<u>The permeable cloth colours shall be:</u>		i.	<u>Colour of vertical/side cloth materials</u>	<u>Dark Green or Black</u>		<u>Except no colour control applies if the cloth cannot be seen from outside the boundaries of the site.</u>		ii.	<u>Colour of horizontal/roof cloth materials of artificial crop protection structures.</u>	<u>Transparent, White, Dark Green or Black</u>	b.	<u>All structures shall be setback from the:</u>		i.	<u>Outer conductor (wire or cable) of an overhead power line or telephone line</u>	<u>10m</u>	ii.	<u>Exterior of the National Gas Transmission Pipeline</u>	<u>10m</u>
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OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
July 2024 draft provisions (changes shown in Red - struck through or underlined)	January 2025 recommended changes (additional changes shown in blue - struck through or underlined)
	• <u>Effects on overhead powerlines or telephone lines; and</u> • <u>The effects of the location and layout.</u> These matters will be considered in accordance with the assessment criteria in Section 21. <u>Note: Reference should be had to:</u> 1. <u>New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001)</u> 2. <u>A guide to land development over FirstGas pipelines.</u>
Reason for recommended change Feedback from industry groups sought flexibility on requirements for the prescription of cloth material colours to ensure that there is flexibility in the provisions to account for unintended consent triggers (particularly in circumstances where the cloth materials cannot be seen from outside the boundaries of the site) and to include consideration of transparent cloth as an acceptable colour / appearance for horizontal cloth. Staff agree that there is room for flexibility in this sense in the provisions and as such have recommended changes to the rule to reflect this. The feedback from electricity and gas suppliers was that they need structures to be appropriately setback from their infrastructure to manage potential effects. The protection of infrastructure is important and new 10m setbacks are recommended.	
Chapter 21 – Assessment Criteria	
21.1.4.6A Minimum setback from roads a. <u>The extent of effect of the development on the character and openness of the rural environment.</u> b. <u>The effect on safety of road users.</u> c. <u>The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</u>	21.1.4.6A Minimum setback from roads a. <u>The extent of effect of the development on the character and openness of the rural environment.</u> b. <u>The extent of any potential effects on the visual amenity of the immediate surrounding area.</u> c. <u>The effect on safety of road users.</u> d. <u>The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</u> e. <u>The extent to which the proposal will meet the rules regarding the location and maintenance of shelterbelts.</u>

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
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	f. <u>The extent to which the proposal will meet the rules regarding proximity to overhead power lines, telephone lines and the National Gas Transmission pipeline.</u>
Reason for recommended change Consequential change as a result of the recommendation to reduce the proposed 15m setback to 6m.	
<u>21.1.4.13A Shelterbelts</u> a. <u>The proximity to, and the effects on adjoining activities.</u> b. <u>The ability to maintain shelterbelt within the boundaries of the subject property.</u> c. <u>The effects on infrastructure and/or utilities.</u> d. <u>Effect on safety of road users.</u>	<u>21.1.4.13A Shelterbelts</u> a. <u>The proximity to, and the effects on adjoining activities.</u> b. <u>The ability to maintain shelterbelt within the boundaries of the subject property.</u> c. <u>The effects on infrastructure and/or <u>network</u> utilities.</u> d. <u>Effect on safety of road users.</u>
Reason for recommended change As a result of the changes being recommended to the performance standards for shelterbelts in the Rural Zone, particularly the introduction of setbacks from overhead electricity lines and National Gas Transmission pipeline.	
<u>21.1.4.29A Artificial Crop Protection Structures.</u> a. <u>The extent to which the colour of the vertical cloth material integrates with and is sympathetic to the surrounding area.</u> b. <u>The extent to which the height and location of the structure integrates into the surround area.</u> c. <u>The likely visual effects of the artificial crop protection structures and the effectiveness of any mitigation proposed.</u> d. <u>The effect on rural character including consideration on the existing landscape setting and the overall cumulate effects.</u>	<u>21.1.4.29A Artificial Crop Protection Structures <u>and Crop Support Structures.</u></u> a. <u>The extent to which the colour of the vertical cloth materials <u>on an artificial crop protection structure</u> integrates with and is sympathetic to the surrounding area.</u> b. <u>The extent to which the height and location of the <u>structures</u> integrates into the surround area.</u> c. <u>The likely visual effects of the <u>structures</u> and the effectiveness of any mitigation proposed.</u> d. <u>The effect on rural character including consideration on the existing landscape setting and the overall cumulate effects.</u> e. <u>The effects on infrastructure and network utilities.</u>

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
July 2024 draft provisions (changes shown in Red - struck through or underlined)	January 2025 recommended changes (additional changes shown in blue - struck through or underlined)
Reason for recommended change Consequential changes to reference: • Crop Support Structures to enable these structures to be assessed in the same way that ACPS are. • infrastructure and network utilities in response to the request by network operators to have greater reference to effects on network utilities (e.g. electricity and gas)	
21.1.25.10 Artificial ~~screens and ancillary structures~~ <u>Crop Protection Structures</u> a. The extent to which the colour <u>of the vertical</u> and <u>horizontal</u> materials ~~of the artificial screen and/or ancillary structure~~ integrates into the landscape. b. The extent to which the height and location of the artificial ~~screen and/or ancillary crop protection~~ structure integrates into the landscape. c. <u>The likely visual prominence of the artificial crop protection structure and the effectiveness of any mitigation proposed.</u> d. The extent to which the artificial ~~screen and associated~~ crop protection structure respond to the guidelines in Appendix DG7. e. The extent to which the artificial ~~screen and/or ancillary~~ crop protection structure is visible from a public place. f. <u>The effect on any identified landscape and viewshaft areas.</u> g. <u>The effect of the location and scale of the artificial crop protection structure on cultural values of the site.</u>	DELETE RULE 21.1.25.10 IN FULL
Reason for recommended change Consequential change as a result of the recommended amendments to the definitions for artificial screens and ACPS, and because these structures are ‘buildings’ in the district plan this assessment criteria are no redundant.	

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
July 2024 draft provisions (changes shown in Red - struck through or underlined)	January 2025 recommended changes (additional changes shown in blue - struck through or underlined)
21.5.25.14 General a. The extent to which an additional building on the site may cause adverse effects on the identified landscape. b. The extent to which the siting, orientation, design, and built 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. c. The extent to which the finished building roofline, will be below the nearest ridgeline, d. The extent to which the location of buildings, artificial ~~screening crop protection structures~~ and ~~shelter 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. e. The extent to which planting/landscaping is proposed in order to mitigate adverse effects of building/s (<u>including artificial crop protection structures</u>), and earthworks; and whether trees, are planted to follow the contour line rather than vertical lines. 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 cometic edge planting around commercial forest integrates with the surrounding indigenous vegetation. g. The extent to which the effects of glazing, detracts from the values of the identified landscape, or the viewshaft. h. The extent to which any harvesting is undertaken in a manner that does not result in significant adverse effects on landscape values.	21.5.25.14 General a. The extent to which an additional building on the site may cause adverse effects on the identified landscape. b. The extent to which the siting, orientation, design, and built 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 <u>and cloth colour of artificial crop protection structures</u>), integrate the building into the surrounding natural environment. c. The extent to which the finished building roofline, will be below the nearest ridgeline, d. The extent to which the location of buildings, ~~artificial crop protection structures~~ and ~~shelter 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. e. The extent to which planting/landscaping is proposed in order to mitigate adverse effects of building/s (<u>including artificial crop protection structures</u>), and earthworks; and whether trees, <u>including shelterbelts</u>, are planted to follow the contour line rather than vertical lines. 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 cometic edge planting around commercial forest integrates with the surrounding indigenous vegetation. g. The extent to which the effects of glazing, <u>or glare from artificial crop protection structures</u>, detracts from the values of the identified landscape, or the viewshaft. h. <u>The extent to which the effects of cloth colour of artificial crop protection structures detract from the values of the identified landscape, or viewshaft.</u>

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
July 2024 draft provisions (changes shown in Red - struck through or underlined)	January 2025 recommended changes (additional changes shown in blue - struck through or underlined)
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.	i. The extent to which any harvesting is undertaken in a manner that does not result in significant adverse effects on landscape values. j. The nature and extent of any effects on the relationship of tāngata whenua with their ancestral lands, water sites, wāhi tapu, and other taonga.
Reason for recommended change It is necessary to provide specific assessment criteria and referencing of ACPS along with shelterbelts to ensure full assessment will be possible as part of a resource consent for the establishment of an orchard with either shelterbelts, crop support structures or ACPS in the Landscapes and Viewshafts areas identified through the district plan.	
Chapter 25 – Landscapes and Viewshafts	
25.1 Introduction 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, shelterbelts, ~~structures to support artificial screening shelterbelts, artificial crop protection structures~~ ; and signs.	25.1 Introduction 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, <u>shelterbelts</u> , ~~artificial crop protection structures~~ ; and signs.
Reason for recommended change Artificial screens and ACPS are 'buildings' in the district plan, accordingly, it is unnecessary to reference these structures as well as 'building' which is already stated in the text of 25.1.5.	
25.2 Resource Management Issues	25.2 Resource Management Issues

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
July 2024 draft provisions (changes shown in Red - struck through or underlined)	January 2025 recommended changes (additional changes shown in blue - struck through or underlined)
25.2.12 ~~Support structures for Artificial~~ <u>crop protection structures, artificial screens and shelterbelts shelter belts</u> ~~Support structures, and associated screens and shelter belts. Artificial crop protection structures, and shelterbelts~~ can obstruct or result in loss of views to outstanding natural features of the District, and detract from landscape values.	25.2.12 ~~Support structures for Artificial~~ <u>crop protection structures, crop support structures and shelterbelts shelter belts</u> ~~Support structures, and associated screens and shelter belts. Artificial crop protection structures, crop support structures and shelterbelts~~ can obstruct or result in loss of views to outstanding natural features of the District, and detract from landscape values.
Reason for recommended change Consequential change to include reference to Crop Support Structures is recommended to enable these structures to be referenced in the same way that ACPS are.	
25.3 Objectives and Policies 25.3.1.1. To ensure the landscape values of Mount Pirongia and Maungatautari are maintained by: - Ensuring the location, materials, and colour of buildings, ~~artificial screens~~ <u>artificial crop protection structures</u> and infrastructure avoid adverse effects on the values and features of the landscape, natural habitats and ecosystems; and - Avoiding clusters or groups of buildings; and - Ensuring earthworks for buildings, driveways and farm access tracks integrate with the existing landform to preserve natural landscape character, and recontouring earthworks are avoided or minimised to preserve natural landscape character; and - Avoiding developments on locations that are of significance to tāngata whenua; and - Avoiding new above ground network infrastructure, unless the route and site selection process demonstrates that there is no other alternative; and	25.3 Objectives and Policies 25.3.1.1. To ensure the landscape values of Mount Pirongia and Maungatautari are maintained by: - Ensuring the location, materials, and colour of buildings (<u>including the cloth colour of</u> ~~artificial crop protection structures~~), ~~artificial screens~~ and infrastructure avoid adverse effects on the values and features of the landscape, natural habitats and ecosystems; and - Avoiding clusters or groups of buildings; and - Ensuring earthworks for buildings, driveways and farm access tracks integrate with the existing landform to preserve natural landscape character, and recontouring earthworks are avoided or minimised to preserve natural landscape character; and - Avoiding developments on locations that are of significance to tāngata whenua; and - Avoiding new above ground network infrastructure, unless the route and site selection process demonstrates that there is no other alternative; and - Minimising the effects of upgrade work to existing infrastructure including removal of indigenous vegetation; and

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
July 2024 draft provisions (changes shown in Red - struck through or underlined)	January 2025 recommended changes (additional changes shown in blue - struck through or underlined)
f. Minimising the effects of upgrade work to existing infrastructure including removal of indigenous vegetation; and g. In all other cases, avoiding or minimising the removal of indigenous vegetation; and Recognising and providing for the continued operation of lawfully established farming activities.	g. In all other cases, avoiding or minimising the removal of indigenous vegetation; and h. Recognising and providing for the continued operation of lawfully established farming activities.
Reason for recommended change Feedback highlighted concern that the cloth colour rules for ACPS were not consistent with the rules for buildings and other structures in the Landscapes and Viewshaft areas.	
25.3.3 Objective – Significant natural features and landscapes To recognise, maintain and where practicable enhance the landscape qualities of the significant natural features and landscapes, including those values associated with working ~~pastoral farming/rural~~ landscapes.	No Change
25.3.3.2 Policy – Maintaining the values of Mt Kakepuku To ensure that the values of My 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.	25.3.3.2 Policy – Maintaining the values of Mt Kakepuku To ensure that the values of My Kakepuku are maintained, buildings ~~(including artificial crop protection structures)~~ <u>and crop support structures</u> , infrastructure and driveways shall be located, and finished in colours and materials, that do not detract from the natural feature.
Reason for recommended change Consequential change to include reference to crop support structures in these Policies.	
25.3.3.4 Policy – Maintaining the values of the Ignimbrite cliffs and bluffs at Whitehall, Arapuni, castle Rock and Maungatautari	25.3.3.4 Policy – Maintaining the values of the Ignimbrite cliffs and bluffs at Whitehall, Arapuni, castle Rock and Maungatautari

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July 2024 draft provisions (changes shown in Red - struck through or underlined)	January 2025 recommended changes (additional changes shown in blue - struck through or underlined)
To ensure that the values of the Ignimbrite cliffs and bluffs at Whitehall, Arapuni, castle Rock and Maungatautari are maintained; buildings <u>(including artificial crop protection structures)</u> , infrastructure and driveways shall be located, and finished in colours and materials, that do not detract from the natural feature.	To ensure that the values of the Ignimbrite cliffs and bluffs at Whitehall, Arapuni, castle Rock and Maungatautari are maintained; buildings <u>(including artificial crop protection structures and crop support structures)</u> , infrastructure and driveways shall be located, and finished in colours and materials, that do not detract from the natural feature.
Reason for recommended change Consequential change to include reference to crop support structures in these Policies.	
25.3.3.6 Policy – Maintaining the values of Sanitorium Hill/Pukemako To ensure that the values of Sanitorium Hill/Pukemako are maintained; buildings <u>(including artificial crop protection structures)</u> , infrastructure and driveways shall be located, and finished in colours and materials, that do not detract from the natural feature.	25.3.3.6 Policy – Maintaining the values of Sanitorium Hill/Pukemako To ensure that the values of Sanitorium Hill/Pukemako are maintained; buildings <u>(including artificial crop protection structures and crop support structures)</u> , infrastructure and driveways shall be located, and finished in colours and materials, that do not detract from the natural feature.
Reason for recommended change Consequential change to include reference to crop support structures in these Policies.	
25.3.4 Objective – Other landscapes: visually sensitive hill country and river and lake environs To provide for lawfully established farming activities while ensuring the location of buildings <u>(including artificial crop protection structures)</u> , driveways and infrastructure does not compromise and where practicable enhances the landscape qualities of visually sensitive hill country and river and lake environs.	25.3.4 Objective – Other landscapes: visually sensitive hill country and river and lake environs To provide for lawfully established farming activities while ensuring the location of buildings <u>(including artificial crop protection structures and crop support structures)</u> , driveways and infrastructure does not compromise and where practicable enhances the landscape qualities of visually sensitive hill country and river and lake environs.
Reason for recommended change Consequential change to include reference to crop support structures in these Policies.	

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
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25.3.4.2 Policy – Maintaining the values of visually sensitive hill country 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 care location of building <u>(including artificial crop protection structures)</u> , driveways and infrastructure that aligns with the contours of the land, the use of appropriate design, materials and colours, and minimising earthworks and minimising the need for bush removal.	25.3.4.2 Policy – Maintaining the values of visually sensitive hill country 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 care location of building <u>(including artificial crop protection structures and crop support structures)</u> , driveways and infrastructure that aligns with the contours of the land, the use of appropriate design, materials and colours, and minimising earthworks and minimising the need for bush removal.
Reason for recommended change Consequential change to include reference to crop support structures in these Policies.	
25.3.4.4 Policy – Maintaining the values of the river and lake environs To ensure that the amenity and values of the river and lake environs are maintained, or enhanced, the locations of buildings <u>(including artificial crop protection structures)</u> , infrastructure and driveways shall not dominate these landscapes. Buildings shall use appropriate design, materials and colours and vegetation removal should be avoided.	25.3.4.4 Policy – Maintaining the values of the river and lake environs To ensure that the amenity and values of the river and lake environs are maintained, or enhanced, the locations of buildings <u>(including artificial crop protection structures and crop support structures)</u> , infrastructure and driveways shall not dominate these landscapes. Buildings shall use appropriate design, materials and colours, <u>artificial crop protection structures appropriate cloth colour</u> , and vegetation removal should be avoided.
Reason for recommended change Further assessment has been undertaken to cross reference the standard cloth colours against the colour palette that must be applied in the Landscapes and Viewshaft areas contained in Appendix N6. Due to the natural values being protected through the provisions in Section 25 – Landscapes and Viewshafts ACPS colours should be considered as part of the required RD resource consent process.	
25.3.5 - Objective – Viewshafts and State Highway 3 scenic corridor 25.3.5.1 Policy – Protection of viewshafts	25.3.5 - Objective – Viewshafts and State Highway 3 scenic corridor 25.3.5.1 Policy – Protection of viewshafts

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To maintain the viewshafts to Mt Pirongia, Mt Kakepuku, Maungatautari Mountain, Mt Te Kawa, the District's peat lakes, and Rangiāowhia Ridge; buildings, forestry, woodlots, ~~artificial crop protection structures~~ , and ~~shelter belts shelterbelts~~ shall be located to retain these views, from the identified viewshafts along State Highway 39, the Cambridge to Te Awamutu Road, and the Rangiāowhia and Paterangi ridges.	To maintain the viewshafts to Mt Pirongia, Mt Kakepuku, Maungatautari Mountain, Mt Te Kawa, the District's peat lakes, and Rangiāowhia Ridge; buildings, forestry, woodlots, <u>artificial crop protection structures and crop support structures</u> , and ~~shelter belts shelterbelts~~ shall be located to retain these views, from the identified viewshafts along State Highway 39, the Cambridge to Te Awamutu Road, and the Rangiāowhia and Paterangi ridges.
Reason for recommended change Consequential change to include reference to crop support structures in these Policies.	
25.3.5.2 Policy – State Highway 3 scenic corridor between Hamilton and Te Awamutu 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 (<u>including artificial crop protection structures</u>), driveways and infrastructure, shelterbelts, woodlots and commercial forestry shall be managed to recognise, maintain or enhance views.	25.3.5.2 Policy – State Highway 3 scenic corridor between Hamilton and Te Awamutu 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 (<u>including artificial crop protection structures and crop support structures</u>), driveways and infrastructure, shelterbelts, woodlots and commercial forestry shall be managed to recognise, maintain or enhance views.
Reason for recommended change Consequential change to include reference to crop support structures in these Policies.	
25.3.6 Objective – Cultural landscapes 25.3.6.2 Policy – Managing the location of development within cultural landscapes	25.3.6 Objective – Cultural landscapes 25.3.6.2 Policy – Managing the location of development within cultural landscapes

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
July 2024 draft provisions (changes shown in Red - struck through or underlined)	January 2025 recommended changes (additional changes shown in blue - struck through or underlined)
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, Matakītiki, Rangīāowhia, Ōrakau, Pukekura, Waiari and the Hingakākā battle site.	The location of buildings (~~including artificial crop protection structures~~ <u>and crop support structures</u>), wastewater treatment and disposal systems, <u>shelterbelts</u> , and some earthworks shall be managed to avoid adverse effects on the values of the cultural landscapes of Pirongia, Maungatautari, Kakepuku, Matakītiki, Rangīāowhia, Ōrakau, Pukekura, Waiari and the Hingakākā battle site.
Reason for recommended change Consequential change to include reference to crop support structures and shelterbelts in these Policies.	
25.3.10 Objective – ~~Shelter belts~~ <u>Artificial crop protection structures and artificial screens shelterbelts</u> in natural landscapes and viewshafts Ensure that the location of <u>artificial crop protection structures</u> and ~~artificial screens shelter belts shelterbelts~~ maintain the character and amenity of natural landscapes, and the views of outstanding landscape features form identified viewshafts.	No Change
25.3.10.1 Policy – ~~Shelter belt~~ <u>Artificial crop protection structures</u> and ~~artificial screens shelterbelts~~ locating in viewshafts ~~<i>Artificial crop protection structures and artificial screens Shelter belts shelterbelts shall avoid locating in viewshafts where the views to the outstanding natural features, and mountains and heritage items cannot be maintained.</i>~~	No Change
25.3.10.2 -Policy ~~Artificial screens~~ <u>crop protection structures</u> in natural landscapes and viewshafts Artificial ~~screens~~ <u>crop protection structures</u> shall not detract from the character and amenity of the landscape or viewshaft.	No Change
25.3.10.3 Policy - ~~Shelter belts~~ <u>Shelterbelts</u> in natural landscapes and viewshafts	No Change

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES

July 2024 draft provisions

(changes shown in Red - struck through or underlined)

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

25.4 Rules

25.4.1 Activity Status Tables

Activity	Outstanding natural features and landscapes; High Amenity Landscapes; Significant Landscape features; other landscapes	Viewshafts, SH3 Scenic Corridor
25.4.1.1.h. <u>Artificial Crop Protection Structures</u> <u>Artificial Screens</u>	Restricted Discretionary Activity	Restricted Discretionary Activity within 400m of a public road Permitted Activity in all other locations

Assessment of restricted discretionary activities shall be restricted to the following matters:

- Location; and
- Height; and
- Integration with landscape; and
- Colour; and

January 2025 recommended changes

(additional changes shown in blue - struck through or underlined)

25.4 Rules

25.4.1 Activity Status Tables

Activity	Outstanding natural features and landscapes; High Amenity Landscapes; Significant Landscape features; other landscapes	Viewshafts, SH3 Scenic Corridor
25.4.1.1.h. <u>Artificial Crop Protection Structures and Crop Support Structures</u>	Restricted Discretionary Activity	Restricted Discretionary Activity within 400m of a public road Permitted Activity in all other locations

Assessment of restricted discretionary activities shall be restricted to the following matters:

- Location; and
- Height; and
- Integration with landscape; and
- Colour; and
- Avoidance of glare; and
- Materials

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES

July 2024 draft provisions

(changes shown in Red - struck through or underlined)

- Materials.

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

January 2025 recommended changes

(additional changes shown in blue - struck through or underlined)

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

Reason for recommended change

Consequential change to include reference to crop support structures in addition to ACPS.

Feedback received raised concern of the potential for cloth covering ACPS causing glare, to enable the assessment of glare, that matter has been added to the matters of assessment is restricted to.

25.4.1 Activity Status Tables

Activity	Outstanding natural features and landscapes; High Amenity Landscapes; Significant Landscape features; other landscapes	Viewshafts, SH3 Scenic Corridor
25.4.1.1.i. Shelterbelts	Permitted Activity	Restricted Discretionary Activity within 400m of a public road
		Permitted Activity in all other locations

Assessment of restricted discretionary activities shall be restricted to the following matters:

- Location; and
- Effects on views; and
- Integration with landscape pattern; and
- Species; and

No Change

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
July 2024 draft provisions (changes shown in Red - struck through or underlined)	January 2025 recommended changes (additional changes shown in blue - struck through or underlined)
• Mature height. These matters will be considered in accordance with the assessment criteria in Section 21.	
25.4.2.2 - Colour of buildings For all buildings <u>(except Artificial Crop Protection Structures)</u> 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: - Unpainted natural timber board or batten; or - 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 A combination of the above.	No Change
25.4.2.3 - Colour of buildings The whole of the roof of the building <u>(except of an artificial crop protection structure)</u> in a natural landscape or viewshaft identified on the Planning Maps shall be finished in the colours set out in Appendix N6, provided that: - 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 - 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 - Roofs shall use a darker colour than the walls of the building.	No Change

OPERATIVE DISTRICT PLAN SECTIONS – DRAFT PLAN CHANGE 25 PROPOSED CHANGES	
July 2024 draft provisions (changes shown in Red - struck through or underlined)	January 2025 recommended changes (additional changes shown in blue - struck through or underlined)
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.	
25.4.2.11 Rule - Shelterbelts ~~and Artificial crop protection structures~~ in natural landscapes Shelterbelts 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 4.4.1.2.58 – Tree Planting	25.4.2.11 Rule - Shelterbelts ~~and Artificial crop protection structures~~ in natural landscapes Shelterbelts 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 <u>public</u> 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 ~~4.4.1.2.58 – Tree Planting~~ <u>4.4.1.2.57A - Shelterbelts</u>
Reason for recommended change Consequential change as a result of the proposed new rule in the Rural Zone for Shelterbelts.	