

Appendix 3: The existing provisions of the WDP relevant to Plan Change 25

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Part A – Summary of the Plan Provisions Proposed to be Changed

Chapter/Appendix	Purpose:
Definitions	- Amend definitions for <i>Artificial Screens</i> and <i>Shelterbelts</i> to provide greater intent of the size and form anticipated when establishing these activities in the Rural Zone and Landscapes and Viewshaft areas, in relation to support the intent of these activities and the associated planning standards being applied. - Amend the definition for <i>Farming Activities</i> to include ‘artificial crop protection structures’ (including ‘artificial screens’) and ‘crop support structures’ as activities that fall under the definition. - New definitions to support the introduction of <i>Artificial Crop Protection Structures</i> (ACPS) and <i>Crop Support Structures</i> (CSS).
Section 4 - Rural	- Amend the Introduction 4.1.2 to provide greater clarity that the Rural Zone provides for a diverse rural working environment, broader than being primarily a pastoral working environment. - Amend Introduction 4.1.3 through the additional text expressing the diversification of rural activities in the district. - Amend Introduction 4.1.12.d to expressly identify crop protection and support_structures and shelterbelts are associated with farming activities. - Amend Policy 4.3.2.2. to broaden the actual rural working environment is wider than only pastoral. - Amend Policy 4.3.2.4 to include reference to artificial crop protection and support structures, as these structures are defined as farming buildings. - New Permitted Activity 4.4.1.1.z. Shelterbelts - to provide clear direction that shelterbelts are anticipated in the Rural Zone. - New Restricted Discretionary Activity 4.4.1.3.o. for the removal of existing shelterbelts screening existing artificial crop protection and support_structures in response to the exceptions under Performance Standard 4.4.2.1 and 4.4.2.2. - Amend Existing Rule 4.4.1.4(a)(i) as a consequential change to reference rule numbers to align with proposed changes to Rule 4.4.2.1. - Amend the performance standards for setbacks (Rules 4.4.2.1 and 4.4.2.2) to include specific provisions for artificial crop protection and support structures. - Amend Rule 4.4.2.9 (Height of buildings) to exclude crop structures. - New Rule 4.4.2.9A to introduce height controls for crop structures.

Chapter/Appendix	Purpose:
	- Amend the exception for Rule 4.4.2.10 - Maximum Building Coverage to include artificial crop protection structures. - Amend Rule 4.4.2.58 – Tree Planting to delete reference to shelterbelts. - New Rule for shelterbelts (Rule 4.4.2.57A) to provide clear direction to minimise the effects of planting and maintaining shelterbelts in the Rural Zone. - New Rule (Rule 4.4.2.88) for artificial crop protection structures, artificial screens and crop support structures to set out the acceptable cloth colour ranges to be applied, and specific setbacks from network utilities.
Section 21 – Assessment Criteria	- Additional assessment criteria to ensure alignment with objectives, policies, rules and provisions in Section 4 – Rural Zone and Section 25 – Landscapes and Viewshafts associated with artificial crop protection structures, artificial screens, crop support structures and shelterbelts. - New Assessment Criteria 21.14.6A for setbacks from roads - New assessment criteria 21.1.4.13A Shelterbelts - New assessment criteria 21.1.4.29A Artificial crop protection structures, artificial screens and crop support structures. - Amend assessment criteria 21.1.25.10 to reference artificial crop protection structures. - Amend assessment criteria 21.1.25.11 to reference Rule 25.4.1.1.h. - Amend assessment criteria 21.5.25.14 General to reference matters specifically pertaining to shelterbelts, artificial crop protection structures and artificial screens that differ from the other matters for consideration of buildings in the Landscapes and Viewshafts areas.
Section 25 – Landscapes and Viewshafts	- Amend the Introduction 25.1.5 to add ‘shelterbelts’ and delete the existing reference to ‘structures to support artificial screening’ and replace with ‘artificial crop protection structures’ and ‘crop support structures’. - Amend the Resource Management Issues 25.2.12 to replace reference to ‘support structures for artificial screen’ with the new activities being introduced through PC25 (artificial crop protection and support structures); and to correct the spelling of shelterbelt. - Minor amendment to Objective 25.3.4 to provide clarification that artificial crop protection structures, artificial screens and crop support structures are ‘buildings’. - Amend Objective 25.3.10 and Policies 25.3.10.1, 25.3.10.2 and 25.3.10.3 to reference artificial crop protection and crop support structures, and to correct the spelling of the term ‘shelterbelt’.

Chapter/Appendix	Purpose:
	▪ Amend policies 25.3.1.1, 25.3.3.2, 25.3.3.4, 25.3.3.6, 25.3.4.2, 25.3.4.4., 25.3.5.1, 25.3.5.2, 25.3.6.2 to use the terminology being introduced by PC25. ▪ Amend Rule 25.4.1.1.h to reference artificial crop protection structures and crop support structures, remove reference to ‘ancillary structures’ and include ‘avoidance of glare’ as a matter of restriction. ▪ Amend Rule 25.4.2.2 and 25.4.2.3 (colour of buildings) to include an exception for permeable cloth associated with artificial crop protection structures. ▪ Amend Rule 25.4.2.11 to update the advice note to reference new Rule 4.4.1.2.57A.

Part B – Existing Objectives and Policies of the WDP Relevant to PC25

Section 4 – Rural Zone	
Objective 4.3.1 – Rural Resources	To maintain or enhance the inherent life supporting capacity, health and well-being of rural land, ecosystems, soil and water resources
Policy 4.3.1.4 – Protect the rural soil resource	The versatility and life supporting capacity of the District's rural land and soil resource, particularly high class soils and peat soils, are protected from development, subdivision or activities that would prevent its future use for primary production, or its ability to maintain the District's ecological/biodiversity values.
Objective 4.3.2 – Rural Activities: farming	The capacity of rural areas and rural resources to support farming activities and lawfully established rural based activities is maintained.
Policy 4.3.2.1 – Management of rural resources	Manage rural resources so that farming activities can continue to establish and operate.
Policy 4.3.2.2 – Rural Environment	Recognise and protect the continued operation of the Rural Zone as a pastoral working environment.
Policy 4.3.2.3 – Farming activities to avoid adverse effects	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 4.3.2.4 – Farm buildings and activities to internalise adverse effects	Farm buildings and activities shall be located and scaled to minimise adverse effects on rural character and amenity.
Objective 4.3.3 – Rural Activity: shelterbelts, woodlots, and commercial forestry	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 4.3.3.4 - Shelterbelts	To manage the location and height of shelterbelts to avoid adverse effects of shading on adjacent sites and adverse effects on infrastructure including electricity lines.
Objective 4.3.7 – Rural character	Rural character and amenity is maintained.
Policy 4.3.7.1 – Rural character	Land use activities should be at a density, scale, intensity and location to maintain rural character.
Policy 4.3.7.2 – Rural character	Rural character and associated amenity values shall be maintained by ensuring rural land uses predominate in the Rural Zone, and buildings are of an appropriate scale and location.
Policy 4.3.7.3 – Rural character	Ribbon development or residential cluster development shall be avoided.

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Policy 4.3.7.4 - Character of Rangiaowhia Ridge	To maintain the open nature of the Rangiaowhia Ridge by managing the bulk and location of development.
Policy 4.3.7.5 – Rural character of entrance roads	To preserve the rural character of entrance roads to towns and villages and maintain a distinct delineation between urban and rural areas by avoiding aggregations of buildings and non-farming uses.
Policy 4.3.7.12 - Rangiaowhia Ridge: building setback area	Buildings within the Rangiaowhia Ridge building setback area shall complement and maintain the low and open scale of existing development, particularly in relation to St Paul’s Church and other heritage buildings
Objective 4.3.8 – Rural amenity: setbacks	To maintain rural character and amenity and avoid reverse sensitivity effects.
Policy 4.3.8.1 – Transport network boundaries	Buildings and activities are set back from road boundaries and railway tracks to maintain safety, rural character and amenity, and to avoid reverse sensitivity effects.
Policy 4.3.8.2 – Internal boundaries	Buildings and activities are set back from rear boundaries and side boundaries to maintain rural character and amenity and avoid reverse sensitivity effects.
Objective 4.3.11 – Development on sites adjoining heritage items	To ensure development on sites adjoining heritage items do not adversely affect the values of the heritage item(s).
Policy 4.3.11.1 – Development on sites adjoining heritage items	Development on sites adjoining heritage items shall not adversely affect the character and values of the heritage item(s).

Section 25 – Landscapes and Viewshafts	
Objective 25.3.1 – Outstanding natural features and landscapes	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.

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	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 25.3.1.1 – Ensuring that development shall not detract from outstanding landscapes	To ensure the landscape values of Mount Pirongia and Maungatautari are maintained by: a. Ensuring the location, materials, and colour of buildings, artificial screens 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 c. 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 d. Avoiding developments on locations that are of significance to tāngata whenua; and e. Avoiding new above ground network infrastructure, unless the route and site selection process demonstrates that there is no other alternative; and 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 h. Recognising and providing for the continued operation of lawfully established farming activities.
Objective 25.3.2 – High amenity landscape: Waikato River and hydro lakes	To maintain the high amenity landscape qualities and values of the Waikato River and hydro lakes. The values of this landscape are: a. The paramount significance of the River to River iwi, having very high cultural and spiritual values; and b. High recreational values; and c. The narrowness of the northern parts of the river, clothed in a mixture of trees, with steep banks, and in places flat river terraces; and

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	d. The high quality landscapes, at Lake Karāpiro, and the Waikato River below Lake Karāpiro, and at Lake Arapuni, where the water surface widens out and the water is at a higher level and the banks of the lake and river are covered in exotic and native trees; and e. The existing rural production character within the High Amenity Landscape; and f. The existing physical resources comprising the hydro infrastructure and operations.
Policy 25.3.2.1 - Managing adverse effects on the surface of water and on the land adjacent to the Waikato River and the hydro lakes	Activities, buildings, and infrastructure on the surface of the water and on the land adjacent to the Waikato River and the hydro lakes, shall be managed so that adverse effects on the qualities that contribute to the aesthetic and natural value of these areas are avoided, remedied or mitigated.
Objective 25.3.3 – Significant natural features and landscapes	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 landscapes.
Policy 25.3.3.1- Mount Kakepuku	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 25.3.3.2 - Maintaining the values of Mt Kakepuku	To ensure that the values of Mt Kakepuku are maintained, buildings, infrastructure and driveways shall be located, and finished in colours and materials, that do not detract from the natural feature.
Policy 25.3.3.3 - Ignimbrite cliffs and bluffs at Whitehall, Arapuni, Castle Rock and Maungatautari	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 25.3.3.4 - Maintaining the values of the Ignimbrite cliffs and bluffs at Whitehall, Arapuni, Castle Rock and Maungatautari	To ensure that the values of the Ignimbrite cliffs and bluffs at Whitehall, Arapuni, Castle Rock and Maungatautari are maintained; buildings, infrastructure and driveways in these areas shall be located, and finished in colours and materials that do not detract from the natural features.

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Policy 25.3.3.5 - Sanitorium Hill/Pukemako	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 25.3.3.6 - Maintaining the values of Sanitorium Hill/Pukemako	To ensure that the values of Sanitorium Hill/Pukemako are maintained, buildings infrastructure and driveways shall not be highly visible in this location, to ensure that they do not detract from the natural feature.
Objective 25.3.4 - Other landscapes: visually sensitive hill country and river and lake environs	To provide for lawfully established farming activities while ensuring the location of buildings, driveways and infrastructure does not compromise and where practicable enhances the landscape qualities of visually sensitive hill country and river and lake environs.
Policy 25.3.4.1 - Visually sensitive hill country	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 25.3.4.2 - 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 careful location of buildings, 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 25.3.4.3 - River and lake environs	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 25.3.4.4 - 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, infrastructure and driveways shall not dominate these landscapes. Buildings shall use appropriate design, materials and colours and vegetation removal should be avoided.

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Objective 25.3.5 - Viewshafts and State Highway 3 scenic corridor	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 25.3.5.1 - Protection of viewshafts	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 screens, 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 Rangiāowhia and Paterangi ridges.
Policy 25.3.5.2 - 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, driveways and infrastructure, shelterbelts, artificial screens, woodlots and commercial forestry shall be managed to recognise, maintain or enhance the views.
Objective 25.3.6 – Cultural landscapes	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 25.3.6.1 - Identification of cultural landscapes	To bring the cultural landscapes within Waipā and their associated values (including historic heritage) to public attention, and to ensure that activities do not compromise their values, through identifying them within the Plan and on the Planning Maps as follows: a. Pirongia cultural landscapes values: i. Long standing symbols of identity with spiritual significance; and ii. Their prominence within landscapes; and iii. The presence of native vegetation and wildlife; and iv. The presence of unidentified significant sites. b. Maungatautari mountain cultural landscape values: i. Long standing symbol of identity with spiritual significance and is celebrated in tribal poetry and songs; and ii. Their prominence within landscapes; and iii. The presence of native vegetation and wildlife; and iv. The presence of unidentified significant sites.

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- c. Kakepuku cultural landscape values:
 - i. Long standing symbol of identity with spiritual significance; and
 - ii. Its visual prominence within the landscape; and
 - iii. The long history and evidence of occupation.
- d. Mātakitaki cultural landscape values:
 - i. A long history of occupation; and
 - ii. The location of a major battle with a significant loss of life of tāngata whenua; and
 - iii. A nationally important site in the context of both pre and post European history.

Advice Note: There is an existing conservation plan for Mātakitaki.
- e. Rangīāowhia cultural landscape values:
 - i. The areas of previous settlements around the church sites and to the south; and
 - ii. The location of battles where both European soldiers and tāngata whenua died; and
 - 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 Rangīāowhia 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 landform and landscape between the river and the historic pā sites.

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	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 25.3.6.2 – Managing the location of development within cultural landscapes	The location of buildings, 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, Matakitaki, Rangiaowhia, Ōrakau, Pukekura, Waiari and the Hingakākā battle site.
Policy 25.3.6.3 - Assessing development within alert layer cultural landscapes	The relationship of Maori with their ancestral lands, water, sites, wāhi tapu and other taonga within alert level cultural landscapes will be assessed in the event that a resource consent is triggered within the cultural landscape.
Policy 25.3.6.4 - Retention of cultural and heritage connections	Development shall be managed to retain cultural and/or heritage connections between places, sites or points of cultural or heritage significance within or between cultural landscapes.
Policy 25.3.6.5 - Public awareness and protection of cultural landscapes	To promote and encourage public awareness and protection of cultural landscapes and their values.
Objective 25.3.10 - Shelter belts and structures for artificial screening in natural landscapes and viewshafts	Ensure that the location of shelter belts and artificial screens maintains the character and amenity of natural landscapes, and the views of outstanding landscape features from identified viewshafts.
Policy 25.3.10.1 – Shelter belt and artificial screens locating in viewshafts	Shelter belts and artificial screens shall avoid locating in viewshafts where the views to the outstanding natural features, and mountains and heritage items cannot be maintained.
Policy 25.3.10.2 - Artificial screens in natural landscapes and viewshafts	Artificial screens shall not detract from the character and amenity of the landscape or viewshaft.
Policy 25.3.10.3 – Shelter belts in natural landscapes and viewshafts	Shelter belts shall be orientated and located to minimise adverse effects on natural landscapes and viewshafts.