

ATTACHMENTS

Extraordinary Council Meeting

11 June 2024

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Plan Change 42, General Rural and Rural Lifestyle - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Decision Sought	Section 42A Recommendation
OS1.1	Sandy	Hay		Hay Tyler Family Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Support	Retain rural lifestyle zoning at White Road.	Accept submission point in full.
OS1.2	Sandy	Hay		Hay Tyler Family Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments	Support	Retain General Rural and Rural Lifestyle Environments.	Accept submission point in full.
OS4.1	George	Muir	Muir's Reef Limited	Muir's Reef Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks the southern gully portions of 764 Whangamata Rd zoned as rural lifestyle. Please include all of A and B in the Rural Lifestyle zoning as these areas are effectively surveyed (via the July 1975 map, on paper with no survey pegs because only of the cost involved according to the LIA wording) as separate lots within CT493970.	Reject. This is part of a 600+ Ha block and it is not currently Rural Lifestyle.
OS4.2	George	Muir	Muir's Reef Limited	Muir's Reef Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks a 300m margin on Lot 2 DPS421722 be zoned as rural lifestyle. Also seeks a 300m margin of Lot 2 DPS421722 which bounds all the rural lifestyle blocks along Holyoake's and Whangamata roads be zoned as rural lifestyle because although it is part of a larger title, it meets all of the criteria.	Reject. This is part of a 600+ Ha block and it is not currently Rural Lifestyle.
OS4.3	George	Muir	Muir's Reef Limited	Muir's Reef Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks clarification on why Kinloch rural residential area has been included as Rural Lifestyle.	Kinloch rural residential has been included to align with the National Planning Standards terminology as a district-wide Rural Lifestyle Environment.
OS4.4	George	Muir	Muir's Reef Limited	Muir's Reef Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.8 Subdivision - Bonus Lots	Seek amendment	That transferable development rights (bonus lots) be allowed to be utilized on rural lifestyle where it is bounding rural general. So that the bonus lot can allow that land to be subdivided down to 2ha instead of 4ha.	Accept in part. Rule 4b.5.8 has been updated to reflect that bonus lots can occur in Rural Lifestyle Environment.
OS4.5	George	Muir	Muir's Reef Limited	Muir's Reef Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter land at 764 Whangamata road between 135 Holyoakes and Whangamata road, and Holyoakes road (41 - 135) be rural lifestyle zone.	Reject. This is a 634 Ha block which is not currently rural lifestyle in character.
OS4.6	George	Muir	Muir's Reef Limited	Muir's Reef Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	That the rule limiting private ways to 12 allotments be amended where rural lifestyle zones are present so as the max allowed is changed to engineering standards instead.	Reject. A balance is required to allow small lot developments to occur without the road being vested. However once the development is 12+ lots it is appropriate they meet the required standards.
OS5.1	Elizabeth and Rodney	Tipping			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks the addition of 344 Palmer Mill Road to the rural lifestyle zoning.	Reject. This is a 189 Ha block which is not rural lifestyle in character.
OS6.1	Graham	Langford			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.2 Minor residential units	Support	Submitter seeks minor dwelling provision be retained.	Accept submission point in full.
OS7.1	Bruce	Hunter			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Support	Submitter seeks this provision be retained.	Accept submission point in full.
OS8.1	Jamie	Dale			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.5 Temporary Activities	Oppose	Submitter seeks this section be removed or amended from a permitted activity to a controlled activity with controls for managing noise, light spill, vehicle movements, and visual effects.	Reject. Although temporary activities may have some adverse effects, these are very short in nature as the provision only allows temporary activities up to a total of four operational days in any 6 month period. This short timeframe does not constitute a controlled activity status.

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Plan Change 42, General Rural and Rural Lifestyle - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Decision Sought	Section 42A Recommendation
OS9.5	Lucy	Edwards		New Zealand Defence Force	Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	Submitter seeks the inclusion of the following new objective, or words to similar effect: <u>Temporary activities enhance and contribute to community connectedness, a vibrant district and the social, environmental, economic and cultural well-being of communities.</u>	Reject, as the submitter's points collectively seek to integrate a framework of an objective, policy and rules in the rural environments chapter to enable temporary military training exercises. This matter will be dealt with in a district-wide manner as part of the transition to national planning standards early in 2024. The objective and policy sought appear to be in support of the submitter's proposed rules, which whilst the objective/policy is broadly about temporary activities, the rules proposed are specific to temporary military training activities. The additional objective is not considered necessary and is not supported.
OS9.6	Lucy	Edwards		New Zealand Defence Force	Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	Include the following new policy, or words to similar effect: <u>Allow temporary activities provided that their effects are appropriately managed.</u>	Reject. Similar to above, the proposed policy wording is broad and would support rules 4b.1.3 and 4b.3.5 and any additional rules enabling temporary military training activities. The additional policy is not considered necessary to support rules 4b.1.3 and 4b.3.5, and as per below the additional rules are not supported. The recommendation is to reject this point.
OS9.7	Lucy	Edwards		New Zealand Defence Force	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.3 Temporary Activities	Oppose	Submitter seeks the following amendment to 4b.3.1. <u>Any Temporary Military Training Activities are a permitted activity, provided that:</u> <u>1. The duration is limited to a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.</u> <u>2. Compliance with the following noise standards [refer to Attachment B of this letter for complete noise standards] a. Weapons firing and/or the use of explosives [...] b. Mobile noise sources [...] c. Fixed (stationary noise sources [...]) d. Helicopter landing areas [...]</u> Alternatively, the following wording could be incorporated into the existing rule 4b.3.1: Any temporary activity, being an activity of up to a total of three four operational days in any one calendar year six-month period, <u>or a temporary military training activity up to 31 consecutive days</u> , which exceeds any performance standard(s), is a permitted activity, provided that:..	Reject. Whilst the provision 4b.3.1 is more permissive than the operative district plan rule, it does not provide for the 31 consecutive day period sought by the submitter for temporary military training activities. The submitter is invited to engage with Council as part of formulating the re-configuration of the district plan into a national planning standards format, so that this matter can be addressed at a district-wide scale.
OS9.8	Lucy	Edwards		New Zealand Defence Force	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.5 Temporary Activities	Oppose	Submitter seeks the following amendment to 4b.3.5. <u>Any Temporary Military Training Activities are a permitted activity, provided that:</u> <u>1. The duration is limited to a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.</u> <u>2. Compliance with the following noise standards [refer to Attachment B of this letter for complete noise standards] a. Weapons firing and/or the use of explosives [...] b. Mobile noise sources [...] c. Fixed (stationary noise sources [...]) d. Helicopter landing areas [...]</u> Alternatively, the following wording could be incorporated into the existing rule 4b.3.5: Any temporary activity, being an activity of up to a total of three four operational days in any one calendar year six-month period, <u>or a temporary military training activity up to 31 consecutive days</u> , which exceeds any performance standard(s), is a permitted activity, provided that:..	Reject. Whilst the provision 4b.3.5 is more permissive than the operative district plan rule, it does not provide for the 31 consecutive day period sought by the submitter for temporary military training activities. The submitter is invited to engage with Council as part of formulating the re-configuration of the district plan into a national planning standards format, so that this matter can be addressed at a district-wide scale.

Sensitivity: General

Plan Change 42, General Rural and Rural Lifestyle - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Decision Sought	Section 42A Recommendation
OS10.1	Anna	Pol			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Amend the wording so ONE Hectare blocks are allowed as of right on Centennial Drive.	Reject. There are existing reverse sensitivity issues to surrounding activities within this area and this submission point would be exacerbating this issue.
OS10.3	Anna	Pol			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Submitter seeks amendment of the wording so one Hectare blocks are allowed as of right on Centennial Drive.	Reject. There are existing reverse sensitivity issues to surrounding activities within this area and this submission point would be exacerbating this issue.
OS11.1	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.4 Maximum density of residential units	Seek amendment	Submitter seeks minimum lot size of 5 hectares in rural lifestyle areas.	Reject. This provision is for maximum residential units and does not dictate rural lifestyle lot sizes.
OS11.2	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.7 Minimum building setbacks	Seek amendment	Submitter seeks a set back of 100 metres in rural lifestyle.	Reject. A 100m setback in the Rural Lifestyle environment would result in some properties being unable to build a permitted building.
OS11.3	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.12 Maximum Artificial Light Level	Seek amendment	Amend so no artificial light to be seen.	Reject. It is unreasonable to allow for no artificial light within the Rural Lifestyle environment.
OS11.4	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.13 Maximum Noise - Limits	Seek amendment	Amend so no stereo etc noise to be heard.	Reject. It is unlikely stereo noise would exceed noise levels outlined in the provision, which are NZS6802:2008 standards. Council has powers also pursuant to section 16 RMA 'duty to avoid unreasonable noise'. The submitter's point appears to be that venues hosting weddings and events may have stereo systems and loudspeakers as part of a regular activity. Such activities would trigger the rural performance standards for building size and/or vehicle movements in many instances.
OS11.5	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Support	Retain as notified.	Accept submission point in full.
OS11.6	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	Amend provision to non complying.	Reject, as the four hectare (or two hectares dependent on if adjoining General Rural Environment) differentiation between a controlled and a discretionary activity has been selected based on historic subdivision to that level in the district's rural environment (within the locations identified for inclusion within Rural Lifestyle Environment. Four hectares is not considered 'too small' or 'urban in character', and amending the provision to be a non-complying activity is not favored as a remedy to the submitter's point.
OS11.7	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks front hill of property which bounds Tukairangi Road be rezoned rural lifestyle.	Accept as this portion of property meets criteria for Rural Lifestyle.

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Plan Change 42, General Rural and Rural Lifestyle - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Decision Sought	Section 42A Recommendation
OS11.8	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Do not rezone rural lifestyle.	Reject. Note that the proposed Rural lifestyle areas are already Rural Lifestyle in character.
OS11.9	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks the removal dry water course valleys so they cannot be shut out of any urban type development.	Reject. Council has the ability to manage this on a case by case basis under section 106 of the Resource Management Act.
OS11.10	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments	Oppose	Submitter seeks protection for woodlot conservation activities and a rates reduction in acknowledgement of its carbon sequestration.	Reject. This is out of scope for Plan Change 42
OS13.1	Phillip	Greaves			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Submitter seeks smaller subdivision of land and build smaller dwellings per primary household.	Reject. The Rural Lifestyle Environment does not want to encourage cluster like development with smaller lots sizes.
OS14.1	Daniela	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter seeks that White Road be deleted from the rural lifestyle zoning.	Reject. The submitter should refer to the Property Economics lifestyle demand assessment attached to the plan change section 32 report, as this details the supply and demand factors. White Road has been selected as an RLE location based largely on the existing pattern of land use that exists. The intent is not to encourage significantly more subdivision and development, but rather to provide for the current land use in an otherwise rural working environment.
OS14.2	Daniela	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Submitter seeks minimum property size to 4 hectares to minimise impact.	Reject. Additional subdivision has been allowed for within the Rural Lifestyle areas to meet demand for this type of living and also to reduce pressure and fragmentation of the General Rural Environment.
OS14.3	Daniela	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	Delete as it will change the character of the area.	Reject. Subdivision needs to be focused in Rural Lifestyle area versus General Rural, thus an objective has been provided accordingly so.
OS14.4	Daniela	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Oppose	Delete as land productivity will be lost.	Reject. The plan needs to provide for home businesses, commercial and retail activities at a scale that is appropriate and fitting within the Rural Lifestyle Environment.
OS14.5	Daniela	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Oppose	Delete.	Reject, as the submitter misunderstands given that the intent is that the Rural Lifestyle Environment areas are entirely based around on-site services, apart from transport which will rely on the existing rural roading network and telecommunications which will be provided by network utility providers. No other infrastructure will be required.
OS15.1	Clive and Coralie	Pritchard			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Rezone 140 Tuhingamata Road as Rural Lifestyle.	Reject. This is a 42 Ha block and would also mean the neighbouring 20 Ha and 40 Ha blocks would need to be zoned to achieve a coherent zoning.

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Plan Change 42, General Rural and Rural Lifestyle - Summary of Decisions Sought

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OS17.1	Jennifer	Molloy-Hargreaves			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks 1667 Poihipi Road included in the Rural Lifestyle category.	Reject. This 4 Ha block is an isolated block.
OS17.2	Jennifer	Molloy-Hargreaves			Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	Submitter seeks 1667 Poihipi Road be included within the rural lifestyle environment.	Reject. 1667 Poihipi Road is not located within a cluster of existing Rural Lifestyle blocks.
OS18.1	Brett	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Delete White Road from rezoning and amend to areas closer to town.	Reject. The submitter should read the Property Economics Report titled 'Taupo Rural Lifestyle Economic Assessment' dated July 2019, as it details the supply and demand within the district for rural residential land use, including with reference to the White Road location.
OS18.2	Brett	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Submitter seeks the minimum property size be amended to 4 hectares to minimise impact.	Reject. Additional subdivision has been allowed for within the Rural Lifestyle areas to meet demand for this type of living and also to reduce pressure and fragmentation of the General Rural Environment.
OS18.3	Brett	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Oppose	Submitter seeks objective be deleted as land productivity will be lost.	Reject, the deletion of the objective is not a suitable outcome and not sufficiently justified by the submitter.
OS18.4	Brett	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	Delete objective.	Reject, the deletion of the objective is not a suitable outcome and not sufficiently justified by the submitter.
OS18.5	Brett	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Oppose	Submitter seeks Rural Lifestyle zoning be removed from White Road.	Reject, as the only infrastructure really required for rural residential land use is roading, as water supply, wastewater and stormwater are managed on-site.
OS22.1	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Support	Include additional definitions to cover the typical range of primary production activities that can be deemed intensive: Intensive Primary Production means any activity defined as intensive indoor primary production or intensive outdoor primary production. Intensive Indoor Primary Production (as per National Planning Standards definition) means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. Intensive Outdoor Primary Production means any primary production activities involving the keeping or rearing of livestock (excluding calf-rearing for a specified time period) that principally occurs outdoors which, by the nature of the activity, precludes the maintenance of pasture or ground cover. Excludes Extensive Pig Farming. Excludes Extensive Pig Farming means the keeping of pigs outdoors on land at a stock density which ensures permanent vegetation cover is maintained and in accordance with any relevant industry code of practice, and where no fixed buildings are used for the continuous housing of animals.	Reject, as adopting the national planning standards definitions as sought would then necessitate a re-drafting of provisions that rely on the Plan Change 42 definition of 'intensive indoor primary production'. Whilst Plan Change 42 was formulated based on the General Rural and Rural Lifestyle zoning of national planning standards, the definitions relied upon are not national planning standards definitions (as identified by the submitter) and cannot be easily retro-fitted into the chapter.

Sensitivity: General

Plan Change 42, General Rural and Rural Lifestyle - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Decision Sought	Section 42A Recommendation
OS22.2	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Insert a new definition to the plan to provide for Primary Production activities, as per the National Planning Standards <u>Primary production means:</u> <u>(a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities;</u> <u>and</u> <u>(b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);</u> <u>(c) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but (d) excludes further processing of those commodities into a different product;</u>	Reject, as adopting the national planning standards definition of 'primary production' as sought would then necessitate a re-drafting of provisions that rely on the Plan Change 42 definition of 'rural industry'. The phrase 'rural industry' includes within the definition 'primary production' although that latter phrase is then not specifically defined. The national planning standards definition of 'primary production' is broad and is more analogous to 'rural industry'. Whilst Plan Change 42 was formulated based on the General Rural and Rural Lifestyle zoning of national planning standards, the definitions relied upon are not national planning standards definitions (as identified by the submitter) and cannot be easily retro-fitted into the chapter.
OS22.3	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Sensitive activity means any: <u>Residential activity, visitor accommodation, community facility, educational facility, tourism activities, camping grounds, conference facilities, healthcare facilities</u>	Reject, as the term 'sensitive activity' is not used within the Rural Environments chapter and therefore defining it serves no purpose.
OS22.4	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Support	Rename General Rural Environment General Rural Zone to align with zones and zone purpose defined in the National Planning Standards. Incorporate the National Planning Standards description of the General Rural Zone. Amend description as follows: Primary production activities in the General Rural Environment will produce effects that are different from urban areas, such as noise, odour, vibration, spray drift and dust. <u>These effects should be anticipated and tolerated within a productive rural environment.</u>	Reject. As described within the Overarching Section 42A Report Plan Change 42 is not fully compliant national planning standards chapter, despite the adopting the split between general rural and rural lifestyle, as the remainder of the Operative District Plan is not written in the national planning standards format. The Operative Plan relies on the terminology of 'environments' rather than zones. Accordingly Plan Change 42 will be the fore-runner to a full national planning standards format but cannot achieve that at this time.
OS22.5	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Support	Include definition of primary production within the plan change.	Reject, as adopting the national planning standards definition of 'primary production' as sought would then necessitate a re-drafting of provisions that rely on the Plan Change 42 definition of 'rural industry'. The phrase 'rural industry' includes within the definition 'primary production' although that latter phrase is then not specifically defined. The national planning standards definition of 'primary production' is broad and is more analogous to 'rural industry'. Whilst Plan Change 42 was formulated based on the General Rural and Rural Lifestyle zoning of national planning standards, the definitions relied upon are not national planning standards definitions (as identified by the submitter) and cannot be easily retro-fitted into the chapter.
OS22.6	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Support	Retain as proposed.	Accept submission point in full.
OS22.7	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Oppose	Amend objective as follows: Maori cultural activities tourism activities, visitor accommodation and renewable electricity generation and transmission activities are enabled in the General Rural Environment. <u>Tourism activities and visitor accommodation are provided for where their establishment and operation will not negatively impact on primary production activities within the General Rural Environment.</u>	Reject, as the objective does seek to include 'tourism activities' and 'visitor accommodation' with thin the broad enabling purpose of the provision. But the submitter should note that these activities remain subject to the performance standards, which restrict scale of activity and apply building setbacks and other standards to such activities to avoid reverse sensitivity effects on primary production activities, as sought to be addressed by the submitter.

