

Submitter: Zeala Ltd trading as Aztech Buildings

Submission number: 281

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
281.1			Defer the hearing of submissions until after the adoption of the National Planning Standards, and/or after Stage 2 of the review of Future Proof/updated Waikato Regional Policy Statement.	Reject	Decision Reports 29A-29E Natural Hazards and Climate Change
FS1308.9	<i>The Surveying Company</i>	<i>Oppose</i>		<i>Accept</i>	
FS1261.43	<i>Annie Chen</i>	<i>Oppose</i>		<i>Accept</i>	
FS1340.36	<i>TaTa Valley Limited</i>	<i>Oppose</i>		<i>Accept</i>	
FS1377.48	<i>Havelock Village Limited</i>	<i>Oppose</i>		<i>Accept</i>	
FS1308.128	<i>The Surveying Company</i>	<i>Oppose</i>		<i>Accept</i>	
FS1377.273	<i>Havelock Village Limited</i>	<i>Oppose</i>		<i>Accept</i>	
281.2			Amend Section 1.4.3.1 (a) Rural Activities as follows: Productive rural activities are those activities that use rural resources for economic gain or which cannot be carried out easily or appropriately in an urban setting. Farming activities including dairy, dry stock, horse breeding/training, honey production, horticulture, pig and poultry, mining, and	Reject	Decision Report 4: Introduction

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			forestry are all significant industries in economic terms for the Waikato district.		
FSI168.6	Horticulture New Zealand	Oppose		Accept	
FSI348.4	Perry International Trading Group Limited	Oppose		Accept	
FSI342.56	Federated Farmers	Support		Reject	
FSI348.25	Perry International Trading Group Limited	Support		Reject	
281.3			Amend Section 1.10.1.1 (a) Waikato District Development Strategy 2015 to refer to the correct Waikato Regional Policy Statement Policy as "6.1.1" rather than "6.11".	Reject	Decision Report 4: Introduction
281.4			Retain Objective 5.1.1 (a)(i) and (ii) The rural environment.	Accept in part	Decision Report 22: Rural Zone
281.5			Retain Policy 5.3.2 Productive rural activities. AND Amend rules to be consistent with this policy.	Accept in part	Decision Report 22: Rural Zone
281.6			Amend Policy 5.3.5 (a) Earthworks activities as follows: (a) Provide for Enable earthworks where they support rural activities including:...	Accept in part	Decision Report 22: Rural Zone

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281.7			Retain Policy 5.3.6(a) Intensive farming activities, except for the amendments sought below AND Amend Policy 5.3.6 (a) Intensive farming activities as follows: Enable Provide for intensive farming activities provided they operate in accordance with industry best practice and management of that are not reliant on the productive capacity of the soil on the site provided that the operative effectively manages the adverse effects both on-site and on any neighbouring sites.	Accept in part	Decision Report 22: Rural Zone
<i>FS1265.8</i>	<i>Mainland Poultry Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
<i>FS1316.14</i>	<i>Alstra (2012) Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
281.8			Add a new line to Policy 5.3.7 (a) Reverse sensitivity effects as follows: (vi) buildings associated with rural production.	Reject	Decision Report 22: Rural Zone
<i>FS1171.2</i>	<i>Phoebe Watson for Barker & Associates on behalf of T&G Global</i>	<i>Support</i>		<i>Reject</i>	
<i>FS1168.59</i>	<i>Horticulture New Zealand</i>	<i>Support</i>		<i>Reject</i>	
<i>FS1168.60</i>	<i>Horticulture New Zealand</i>	<i>Support</i>		<i>Reject</i>	

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<i>FS1265.16</i>	<i>Mainland Poultry Limited</i>	<i>Support</i>		<i>Reject</i>	
<i>FS1316.22</i>	<i>Alstra (2012) Limited</i>	<i>Support</i>		<i>Reject</i>	
281.9			Retain Policy 5.3.7(h) Reverse sensitivity effects. AND Amend rules to be consistent with this policy.	Accept in part	Decision Report 22: Rural Zone
<i>FS1265.17</i>	<i>Mainland Poultry Limited</i>	<i>Support</i>		<i>Accept in part</i>	
281.10			Amend Rule 14.2.3 Discretionary Activities to exclude farm irrigation/drains. (This relates to the changes sought to the definition of "Infrastructure" to exclude farm irrigation/drains elsewhere in the submission).	Accept in part	Decision Report 13: Infrastructure
281.11			Amend Table 14.12.5.7 Required parking spaces and loading bays – Industrial activities as follows: 1 car space per 1002m2 GFA for the first 500m2 of any tenancy and thereafter 1 space per 500m2.	Reject	Decision Report 13: Infrastructure
<i>FS1353.9</i>	<i>Tuakau Proteins Limited</i>	<i>Support</i>		<i>Reject</i>	
281.12			Amend Rule 22.1.3 RDI Restricted Discretionary Activities so that Intensive Farming is a Permitted Activity subject to compliance with standards that reflect the	Accept in part	Decision Report 22: Rural Zone

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			<p>potential adverse effects of differing types of intensive farming. AND Add a Restricted Discretionary Activity for Intensive Farming activities that do not comply with the Permitted Activity Standards, where the potential effects (odour, noise and visual amenity) are able to be assessed to avoid, remedy or mitigate such effects. AND Amend the yard setback requirement to 100 metres for Intensive Farming as a Permitted Activity. AND Delete the specific building coverage requirement for intensive farming and rely on the building coverage standards within Rule 22.3.6 and other general development standards within the Rural Zone, noting that the effects of "farming" operations that do not comply with standards relating to activities, effects or building contained in Rules 22.12, 22.2 and 22.3 (unless otherwise specified as controlled, restricted discretionary or non-complying), default to full Discretionary assessment under Rule 22.1.5.</p>		
FS1035.18	Pareoranga Te Kata	Support		Accept in part	
FS1076.17	New Zealand Pork Industry Board	Support		Accept in part	
FS1265.50	Mainland Poultry Limited	Support		Accept in part	

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<i>FS1379.57</i>	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept in part</i>	
<i>FS1386.291</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
281.13			Retain the permitted activity status for ancillary rural earthworks in Rule 22.2.3.1 RDI (a)(i) Earthworks General AND Add a new clause (v) to Rule 22.2.3.1 (a) Earthworks General as follows: (v) for building works authorised by a building consent, and the area of earthworks is no more than 150% of the area of those building works and occurs on land with an average gradient no steeper than 1:8.	Accept in part	Decision Report 22: Rural Zone
<i>FS1035.19</i>	<i>Pareoranga Te Kata</i>	<i>Support</i>		<i>Accept in part</i>	
281.14			Amend terminology in the Proposed District Plan to provide consistency between maps and text, particularly with respect to overlays.	Accept	Various decision reports
<i>FS1035.20</i>	<i>Pareoranga Te Kata</i>	<i>Support</i>		<i>Accept</i>	
281.15			Delete the definition of "Animal Feed Lot" in Chapter 13: Definitions.	Accept in part	Decision Report 22: Rural Zone
281.16			Amend the definition of "Fill Material" in Chapter 13: Definitions as follows: Means material used for filling activities including, but not limited to, materials such as sand, soil, clay or aggregate.	Reject	Decision Report 30: Definitions

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281.17			Amend the definition of "Impervious Surface" in Chapter 13: Definitions as follows: Means a surface such as a road, rooftop, footpath, paving, decking, swimming pool, patio, driveway, vehicle access and manoeuvring area or highly-compacted soil that is not vegetated and does not infiltrate runoff. It excludes wooden decks with spacing between boards of 4mm or more, or surfaces such as gobi paving, where water is allowed to drain through to a permeable surface below the deck.	Accept in part	Decision Report 30: Definitions
281.18			Amend clause (e) and (f) of the definition of "Infrastructure" in Chapter 13: Definitions to exclude farm irrigation/drains.	Reject	Decision Report 13: Infrastructure
<i>FS1342.58</i>	<i>Federated Farmers</i>	<i>Support</i>		<i>Reject</i>	
<i>FS1168.120</i>	<i>Horticulture New Zealand</i>	<i>Oppose</i>		<i>Accept</i>	
281.19			Delete the whole definition of "Intensive Farming" in Chapter 13: Definitions AND Add the following replacement definition for "Intensive Farming" in Chapter 13: Definitions: Means the commercial raising and keeping of plants or animals contained in buildings or outdoor enclosures, that occurs independent of the soil fertility on the site, is dependent on a high input of food or fertiliser from beyond	Accept in part	Decision Report 22: Rural Zone

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			the site, and may (but not necessarily) involve artificially controlled growing conditions. It may include the use of feedlots for farmed animals; free range farming where feed is introduced from off site, and vegetable, fruit and herb growing operations indoors in artificially controlled growing conditions.		
<i>FSI171.3</i>	<i>T&G Global</i>	<i>Oppose</i>	.	<i>Accept in part</i>	
<i>FSI076.13</i>	<i>New Zealand Pork Industry Board</i>	<i>Support</i>		<i>Accept in part</i>	
<i>FSI265.30</i>	<i>Mainland Poultry Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
<i>FSI316.27</i>	<i>Alstra (2012) Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
<i>FSI342.57</i>	<i>Federated Farmers</i>	<i>Oppose</i>		<i>Accept in part</i>	
<i>FSI168.121</i>	<i>Horticulture New Zealand</i>	<i>Oppose</i>		<i>Accept in part</i>	