

Objective	Policies	Rules	Assessment Criteria	Other Mechanisms
<p><b>5.1.1 Objective – The Rural Environment</b></p> <p>(a) Subdivision, use and development within the rural environment <u>is provided for</u> where:</p> <p>(i) High class soils are protected for productive rural activities;</p> <p>(ii) Productive rural activities, <u>rural industry, network infrastructure, community activities, and extractive activities</u> are supported, while maintaining or enhancing the rural environment;</p> <p>(iii) Urban subdivision, use and development in the rural environment is avoided.</p>	<p><b>5.2.2 Policy – High class soils</b></p> <p>(a) Maintain or enhance the:</p> <p>(i) Inherent life-supporting capacity, <u>accessibility</u>, and versatility of soils, in particular high class soils;</p> <p>(ii) The health and wellbeing of rural land and natural ecosystems;</p> <p><del>(iii) The quality of surface fresh water and ground water, including their catchments and connections;</del></p> <p><del>(iv) Life-supporting and intrinsic natural characteristics of water bodies and coastal waters and the catchments between them.</del></p> <p>(b) Ensure the adverse effects of activities do not compromise the physical, chemical and biological properties of high class soils.</p> <p><b>5.2.3 Policy – Effects of subdivision and development on soils</b></p> <p>(a) Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.</p> <p><del>(b) Subdivision which provides a range of lifestyle options is directed away from high class soils and/or where indigenous biodiversity is being protected.</del></p>	<p><b>22.4 Subdivision</b></p> <ul style="list-style-type: none"> <li>Prohibited Subdivision Rule 22.4.1.1 (PR2)(a)</li> <li>Prohibited Subdivision Rule 22.4.1.1 (PR3)(a)</li> <li><u>General Subdivision Rule 22.4.1.2(RD1)(a)(v)</u></li> <li><u>Conservation Lot Subdivision - 22.4.1.6 RD1 (a)(ix)</u></li> <li><u>Rural Hamlet Subdivision - 22.4.1.5 RD1 (a)(vii)</u></li> <li><u>Boundary Relocation - 22.4.1.4 RD1 (a)(v)</u></li> </ul>	<p><u>24.4.1.2 General Subdivision – 22.4.1.2 RD1(b)(vi) – (viii).</u></p> <p><u>22.4.1.6 – Conservation Lot Subdivision - 22.4.1.6 RD1(b)(v), (vii) and (viii).</u></p> <p><u>22.4.1.5 – Rural Hamlet Subdivision - 22.4.1.5 RD1(b) (vi) – (ix).</u></p> <p><u>22.4.1.4 – Boundary Relocation - 22.4.1.4 RD1(b) (v) – (vii).</u></p>	
<p><b>5.3.1 Objective – rural character and amenity</b></p> <p>(a) Rural character and amenity are maintained.</p>	<p><b><u>Policy 5.3.2 – Contributing elements to rural character and amenity values</u></b></p> <p>(a) <u>Recognise that rural character and amenity values vary across the Waikato District resulting from the combination of the natural and physical resources present, including the location and extent of established and permitted activities. In particular, the District’s rural environment is characterised by:</u></p> <p>(i) <u>Market gardens and intensive horticulture,</u></p>	<p><b>22.1 Land Use Activities:</b></p> <ul style="list-style-type: none"> <li>22.1.1 – Permitted Activities</li> <li>22.1.3- Restricted Discretionary Activities</li> <li>22.1.4 – Discretionary activities</li> <li>22.1.5 – Non-complying activities</li> </ul>	<ul style="list-style-type: none"> <li>Density – non-complying- 22.3.1 NCI</li> <li>Minor dwellings - full discretion – 22.3.2 D1</li> <li>Height - full discretion 22.3.4.1 D1</li> <li>Frost fans - full discretion 22.3.4.2 D1</li> </ul>	

	<p><u>especially around Tuakau:</u></p> <p>(ii) <u>Dairy farming and equine activities in an open pastoral landscape on flat to gently rolling land;</u></p> <p>(iii) <u>Extensive sheep and beef farming, exotic forestry, and native bush areas on steeper hillslopes;</u></p> <p>(b) <u>Recognise that elements that characterise an area as rural, from which desired amenity is derived, include the predominance of:</u></p> <p>(i) <u>A landscape dominated by openness and vegetation;</u></p> <p>(ii) <u>Significant visual separation of dwellings and rural-related farm buildings between neighbouring properties;</u></p> <p>(iii) <u>Occasional community facilities, agricultural produce processing facilities, intensive farming, rural-related commercial and industrial activities, network infrastructure, and mineral extraction, with such activities integrated into a predominantly open space landscaped setting; and</u></p> <p>(iv) <u>Natural character elements of waterways, wetlands, water bodies, indigenous vegetation, and natural landforms, including the coastal environment along the District's western edge.</u></p> <p>(c) <u>Recognise that rural productive activities in rural areas including farming, horticulture, intensive farming, plantation forestry, and rural industry, network infrastructure, and mineral extraction activities, can produce noise, odour, dust, visual and traffic effects consistent with an anticipated rural working environment, and that may be noticeable to residents and visitors in rural areas.</u></p>	<p><b>2.2 Land Use Effects</b></p> <ul style="list-style-type: none"> <li>• 22.2.1-3 Noise</li> <li>• 22.2.3.1 Earthworks</li> <li>• 22.2.2 Glare</li> <li>• 22.2.6.1 Signs</li> </ul> <p><b>22.3 Building Rules:</b></p> <ul style="list-style-type: none"> <li>• 22.3.1 Dwelling density</li> <li>• 22.3.2 Minor dwellings</li> <li>• 22.3.4.1 Height</li> <li>• 22.3.4.2 Frost fans</li> <li>• 22.3.5 Daylight admission</li> <li>• 22.3.6 Building coverage</li> <li>• 22.3.7.1 Building setbacks</li> <li>• 22.3.7.5 Building setbacks – water bodies</li> </ul>	<ul style="list-style-type: none"> <li>• Daylight admission – 22.3.5 RDI</li> <li>• Building coverage - full discretion 22.3.6 DI</li> <li>• Setbacks general – Restricted discretionary 22.3.7.1 RDI</li> <li>• Setbacks sensitive - full discretion 22.3.7.2 DI</li> <li>• Setbacks waterbodies - full discretion 22.3.7.5 D1</li> </ul>	
	<p><b>Policy 5.3.23 – Productive rural activities</b></p> <p>(a) Recognise and <del>protect</del> <u>enable</u> the continued operation of the rural environment as a productive working environment by:</p> <p>(i) Recognising that buildings and structures associated</p>	<p><b>22.1 Land Use Activities</b></p> <ul style="list-style-type: none"> <li>• 22.1.1 – Permitted Activities</li> <li>• 22.1.3- Restricted Discretionary Activities</li> </ul>	<ul style="list-style-type: none"> <li>• Farming and forestry permitted 22.1.2 P1, P6, P7</li> <li>• Building setbacks general – Restricted discretionary - 22.3.7.1 RDI</li> </ul>	

	<p>with farming and forestry and other operational structures for productive rural activities contribute to rural character and amenity values;</p> <p>(ii) Ensuring productive rural activities are supported by appropriate rural industries and services;</p> <p>(iii) Providing for lawfully –established rural activities and protecting them from sensitive land uses <u>and reverse sensitivity effects</u>;</p> <p>(iv) <u>Recognising the use and development of rural resources enables people and communities to provide for their economic, social and cultural wellbeing.</u></p>	<ul style="list-style-type: none"> <li>• 22.1.4 – Discretionary activities</li> </ul> <p><b>22.3 Building Rules:</b></p> <ul style="list-style-type: none"> <li>• 22.3.7.1 Building setbacks</li> </ul>		
	<p><b><u>5.3.4 Policy – Other anticipated activities in rural areas</u></b></p> <p><u>(a) Enable activities that provide for the rural community’s social, cultural, and recreational needs, subject to such activities being of a scale, intensity, and location that are in keeping with rural character and amenity values and are consistent with managing urban growth through a consolidated urban form.</u></p> <p><u>(b) Activities subject to this policy include:</u></p> <p>(i) <u>Community activities including child care, education, health, and spiritual activities;</u></p> <p>(ii) <u>Recreation activities that require a rural or extensive open space setting including equestrian and horse training centres, gun clubs and shooting ranges, golf courses, and walking and cycling trails;</u></p> <p>(iii) <u>Emergency Service facilities;</u></p> <p>(iv) <u>Conservation activities.</u></p>	<p><b>22.1 Land Use Activities</b></p> <ul style="list-style-type: none"> <li>• 22.1.1 – Permitted Activities</li> <li>• 22.1.3- Restricted Discretionary Activities</li> <li>• 22.1.4 – Discretionary activities</li> </ul>	<ul style="list-style-type: none"> <li>• Childcare, education, community – Restricted discretionary 22.1.3 RD3</li> <li>• Emergency facilities – Restricted discretionary 22.1.3 RD5</li> </ul>	
	<p><b><u>5.3.35 Policy – Industrial and commercial activities</u></b></p> <p><del>(a) Rural industries and services are managed to ensure they are in keeping with the character of the Rural Zone.</del></p>	<p><b>22.1 Land Use Activities</b></p> <ul style="list-style-type: none"> <li>• 22.1.1 – Permitted Activities</li> <li>• 22.1.3- Restricted</li> </ul>	<ul style="list-style-type: none"> <li>• Rural Industry – Restricted discretionary 22.1.3 RD2</li> <li>• Rural Commercial – Restricted discretionary</li> </ul>	

	<p><u>(a) Provide for rural industry and rural commercial activities where they are either dependent on the rural soil resource or have a functional or operational need for a rural location. Such activities are to be managed to ensure that:</u></p> <p><u>(i) Their scale, intensity, and built form are in keeping with rural character;</u></p> <p><u>(ii) They maintain a level of amenity for neighbouring sites in keeping with a rural environment; and</u></p> <p><u>(iii) They minimise reverse sensitivity effects on existing productive rural, intensive farming, mineral extraction, or rural industrial activities.</u></p> <p><u>(b) Avoid locating industrial and commercial activities in areas that do not have a genuine reliance on functional connection with the rural land or soil resource or a functional or operational need to locate in the Rural Zone.</u></p>	<p>Discretionary Activities</p> <ul style="list-style-type: none"> <li>• 22.1.4 – Discretionary activities</li> <li>• 22.1.5 – Non-complying activities</li> </ul>	<p>22.1.3 RD4</p> <ul style="list-style-type: none"> <li>• Industrial and commercial general – non-complying 22.1.5 NC5</li> </ul>	
	<p><b><u>5.3.7 Policy – Separation of incompatible activities</u></b></p> <p><u>(a) Contain adverse effects as far as practicable within the site where the effect is generated, including through the provision of adequate separation distances between the activity and site boundaries.</u></p> <p><u>(b) Ensure that the design and location of new sensitive land uses achieves adequate separation distances to mitigate potential reverse sensitivity effects on lawfully-established productive rural activities, intensive farming, rural industry, strategic infrastructure, extractive activities, or Extraction Resource Areas.</u></p>	<p><b>22.1 Land Use Activities</b></p> <ul style="list-style-type: none"> <li>• 22.1.3- Restricted Discretionary Activities</li> </ul> <p><b>22.2 Land Use Effects</b></p> <ul style="list-style-type: none"> <li>• 22.2.1-3 Noise</li> </ul> <p><b>22.3 Building Rules:</b></p> <ul style="list-style-type: none"> <li>• 22.3.7.1 Building setbacks</li> <li>• 22.3.7.2 Setbacks – sensitive activities</li> <li>• 22.3.7.3 noise sensitive activities</li> </ul>	<ul style="list-style-type: none"> <li>• Intensive Farming - Restricted discretionary 22.1.3 RDI</li> <li>• Extraction within a mapped area - Restricted discretionary 22.1.3 RD7</li> <li>• Noise general – full discretion 22.2.1.1 DI</li> <li>• Building setbacks general - Restricted discretionary 22.3.7.1 RDI</li> <li>• Building setbacks sensitive – full discretion 22.3.7.2 DI</li> <li>• Acoustic insulation – Restricted discretionary 22.3.7.4 RDI</li> </ul>	
	<p><b><u>Policy 5.3.8 – Density of Residential Units</u></b></p> <p><u>(a) Maintain an open and spacious rural character</u></p>	<p><b>22.1 Land Use Activities</b></p>	<ul style="list-style-type: none"> <li>• Existing retirement villages Restricted discretionary</li> </ul>	

	<p><u>through:</u></p> <ul style="list-style-type: none"> <li>(i) <u>Providing for residential units as an ancillary element to farming and productive rural activities;</u></li> <li>(ii) <u>Limiting provision of residential units to no more than one per Record of Title, except for particularly large titles where a minimum of 40ha is provided for each residential unit;</u></li> <li>(iii) <u>Limiting the size, location, and number of minor residential units and requiring such units to be ancillary to an existing residential unit;</u></li> <li>(b) <u>Provide for papakainga housing within Maaori freehold land; and</u></li> <li>(c) <u>Provide for alterations and additions to retirement villages existing at date of decision 2021.</u></li> </ul>	<ul style="list-style-type: none"> <li>• 22.1.1 – Permitted Activities</li> <li>• 22.1.3- Restricted Discretionary Activities</li> <li>• 22.1.4 – Discretionary activities</li> <li>• 22.1.5 – Non-complying activities</li> </ul> <p><b>22.3 Building Rules:</b></p> <ul style="list-style-type: none"> <li>• 22.3.1 Dwelling density</li> <li>• 22.3.2 Minor dwellings</li> </ul>	<p>22.1.3 RD8</p> <ul style="list-style-type: none"> <li>• Minor units – Full discretion 22.3.2 D1</li> <li>• Otherwise non-complying 22.3.1 NCI</li> </ul>	
	<p><b><u>Policy 5.3.9 – Rural Subdivision</u></b></p> <ul style="list-style-type: none"> <li>(a) <u>Protect the productive potential of rural areas; and</u></li> <li>(b) <u>Maintain an open and spacious rural character; and</u></li> <li>(c) <u>Minimise adverse effects on the safe and efficient operation of infrastructure;</u></li> </ul> <p><u>Through:</u></p> <ul style="list-style-type: none"> <li>(i) <u>Enabling subdivision that supports farming and rural primary production activities;</u></li> <li>(ii) <u>Avoiding subdivision that creates lots smaller than 0.8ha to maintain a clear distinction between rural areas and the more urban Country Living Zones;</u></li> <li>(iii) <u>Avoiding the creation of new lots that are wholly located on high class soils. For sites that are partially covered in high class soils, new lots are to be located primarily on that part of the site that does not include high class soils;</u></li> <li>(iv) <u>Mitigating potential reverse sensitivity effects on lawfully established productive rural activities, intensive farming, rural industry, infrastructure, or extractive activities, through ensuring new lots are</u></li> </ul>	<p><b>22.4 Subdivision</b></p> <ul style="list-style-type: none"> <li>• Prohibited Subdivision Rule 22.4.1.1 - Prohibited</li> <li>• General Subdivision Rule 22.4.1.2 – Restricted Discretionary</li> <li>• Conservation Lot Subdivision 22.4.1.6 - Restricted Discretionary</li> <li>• Rural Hamlet Subdivision 22.4.1.5 – Restricted Discretionary</li> <li>• Boundary Relocation - 22.4.1.4 – Restricted Discretionary</li> <li>• Subdivision to create a</li> </ul>	<ul style="list-style-type: none"> <li>• 22.4.2 Title boundaries – Existing buildings – Restricted Discretionary</li> <li>• Rule 22.4.3 Title boundaries – Significant Natural Areas, heritage items, Maaori sites of significance, Maaori areas of significance and notable trees – Restricted Discretionary</li> <li>• Rule 22.4.4 Road Frontage– Restricted Discretionary</li> <li>• Rule 22.4.5 Subdivision with identified areas – Discretionary Activity</li> <li>• Rule 22.4.6 Subdivision of land containing all or part of an Environmental</li> </ul>	

	<p><u>designed to provide adequate setbacks for future sensitive activities.</u></p> <p>(v) <u>Ensuring that the subdivision design and layout does not adversely affect public access to rivers and water bodies or the quality of these environments.</u></p> <p>(d) <u>Make limited provision for small rural lifestyle lots, where in addition to the matters set out in (a), (b), and (c) the subdivision:</u></p> <p>(i) <u>Includes the physical and legal protection of a Significant Natural Area; or</u></p> <p>(ii) <u>Includes the provision of public parks and reserves where these are located in accordance with a Council Parks Strategy; or</u></p> <p>(iii) <u>Provides a large balance lot greater than 40ha so that an overall spacious rural character is maintained; or</u></p> <p>(iv) <u>Involves a boundary relocation to create a large balance lot greater than 40ha and a limited number of small rural lifestyle lots that are clustered to form a hamlet; and</u></p> <p>(v) <u>For (d)(iii) and (iv) avoids ribbon development and the cumulative effects of multiple small rural residential lots locating on the same road frontage.</u></p>	<p>reserve and incentive lot – 22.4.1.7 – Restricted Discretionary</p>	<p>Protection Area – Restricted Discretionary</p> <ul style="list-style-type: none"> <li>• Rule 22.4.7 Esplanade reserves and esplanade strips – Restricted Discretionary</li> <li>• <u>Rule 22.4.8A Subdivision within the National Grid Corridor</u> – Restricted Discretionary</li> <li>• Rule 22.4.9 Building Platform – Restricted Discretionary</li> </ul>	
	<p><b>5.3.10 Policy – Temporary events</b></p> <p>(a) Enable temporary events and associated structures, provided any adverse effects on the rural environment are managed by:</p> <p>(i) limiting the timing, and duration of any temporary event;</p> <p>(ii) ensuring noise generated by the temporary events meets the permitted noise limits for the zone.</p>	<p><b>22.1 Land Use Activities</b></p> <ul style="list-style-type: none"> <li>• 22.1.1 – Permitted Activities</li> <li>• 22.1.4 – Discretionary activities</li> </ul>	<ul style="list-style-type: none"> <li>• Full discretion 22.1.4 DI</li> </ul>	
	<p><b>5.3.11 Policy – Home <del>businesses</del> <del>occupations</del></b></p> <p>(a) <del>support enable any</del>–home <del>businesses</del> <del>occupation</del> to <del>enable provide</del> flexibility for people to work from their homes, provided that it is of a scale that is</p>	<p><b>22.1 Land Use Activities</b></p> <ul style="list-style-type: none"> <li>• 22.1.1 – Permitted Activities</li> <li>• 22.1.4 – Discretionary</li> </ul>	<ul style="list-style-type: none"> <li>• Full discretion 22.1.4 DI</li> </ul>	

	consistent with the character and amenity of the rural environment.	activities		
	<b>5.3.12 Policy – Meremere Dragway</b> (a) Support the ongoing operation and activities at the Meremere Dragway.	<b>22.1 Land Use Activities</b> • 22.1.1 – Permitted Activities	• Full discretion 22.1.4 D1	
	<b>5.3.13 Policy – Waste management activities</b> (a) Provide for the rehabilitation of existing quarry sites; <del>through waste management and including landfill and cleanfill</del> activities, where there is an environmental gain. (b) Waste management facilities are appropriately located to ensure compatibility with the surrounding rural environment. (c) <del>Avoid</del> <del>Wwaste</del> waste management facilities within the following areas <del>are undertaken in a manner that protects the natural values of:</del> (i) An Outstanding Natural Landscape; (ii) An Outstanding Natural Feature; (iii) An Outstanding Natural Character Area.	<b>22.1 Land Use Activities</b> • 22.1.3- Restricted Discretionary Activities • 22.1.4 – Discretionary activities • 22.1.5 – Non-complying activities	• Where in a mapped aggregate area - Restricted discretionary 22.1.3 RD7 • Otherwise full discretion 22.1.4 D3 • In high landscape areas non-complying 22.1.5 NC3	
	<b>5.3.14 Policy - Signs</b> (a) The scale, location, appearance and number of signs are managed to ensure they do not detract from the visual amenity of the rural environment. (b) <del>Ensure signage directed at traffic does not distract, confuse or obstruct motorists, pedestrians and other road users. The location, colour, content, and appearance of signs directed at or visible to road or rail users is controlled to ensure that they do not adversely affect the safety of land transport users.</del> (c) Limit the duration of temporary signage. (d) Recognise that public information signs provide value	<b>22.2 Land Use Effects</b> • 22.2.6.1-2 Signs	• Signs general – Restricted discretionary 22.2.6.1 RDI • Signs traffic - full discretion 22.2.6.2 D1	

	<p>to the wider community.</p> <p>(e) Provide for <u>appropriate</u> signage on heritage items, notable trees and Maori Sites of Significance for the purpose of identification <u>or and</u> interpretation.</p>			
	<p><b>5.3.15 Policy – Noise and vibration</b></p> <p>(a) <u>Recognise and provide for the generation of noise from activities that are anticipated in the rural environment whilst managing the adverse effects of noise and vibration by</u> <del>Adverse effects of noise and vibration are minimised by:</del></p> <p>(i) Ensuring that the maximum sound levels are compatible with the surrounding environment;</p> <p>(ii) Limiting the timing and duration of noise-generating activities;</p> <p>(iii) Maintaining appropriate <del>buffers</del> <u>separation</u> between high noise environments and noise sensitive activities;</p> <p>(iv) Ensuring frost fans are located and operated to minimise the adverse noise effects on other sites.</p> <p>(v) Managing the location of sensitive land uses, particularly in relation to lawfully-established activities;</p> <p>(vi) Requiring acoustic insulation where sensitive <u>land uses activities</u> are located within high noise environments, including the Airport Noise Outer Control Boundary, Huntly Power Station, and the Gun Club Noise Control Boundary.</p> <p>(vii) Ensuring the adverse effects of vibration are managed by limiting the timing and duration of blasting activities and maintaining sufficient setback distances between aggregate extraction activities and dwellings or identified building platforms on another site.</p> <p>(viii) Manage noise to protect existing adjacent activities sensitive to noise effects.</p>	<p><b>22.2 Land Use Effects</b></p> <ul style="list-style-type: none"> <li>• 22.2.1-3 Noise</li> </ul>	<ul style="list-style-type: none"> <li>• Noise general – full discretion 22.2.1.1 DI</li> <li>• Noise frost fans – Restricted discretionary 22.2.1.2 RDI</li> <li>• Noise construction – Restricted discretionary 22.2.1.3 RDI</li> </ul>	



	<p><b>5.3.16 Policy – Outdoor lighting</b></p> <p><u>(a) Enable the use of artificial outdoor lighting for night time work.</u></p> <p><u>(b) Ensure glare and light spill from permanently fixed artificial lighting in the rural environment does not:</u></p> <p><u>(i) Compromise the safe operation of the road transport network; and</u></p> <p><u>(ii) Deduct from the amenity of other sites within the surrounding environment.</u></p>	<p><b>22.2 Land Use Effects</b></p> <ul style="list-style-type: none"> <li>• 22.2.2 Glare</li> </ul>	<ul style="list-style-type: none"> <li>• Glare - Restricted Discretion 22.2.2 RD I</li> </ul>	
	<p><b>5.3.17 Policy –Building scale and location</b></p> <p><u>(a) Provide for buildings and structures in the rural environment as necessary components of farming and rural-related activities including rural industry, rural commercial, and extractive activities.</u></p> <p><u>(b) Manage the size and location of buildings and structures to:</u></p> <p><u>(i) Maintain adequate levels of outlook, daylight, and privacy for adjoining sensitive land uses and public reserves; and</u></p> <p><u>(ii) Maintain rural character, amenity, and landscape values, in particular where located in areas with high landscape values, the coastal environment, and adjacent to waterbodies.</u></p>	<p><b>22.3 Building Rules:</b></p> <ul style="list-style-type: none"> <li>• 22.3.1 Dwelling density</li> <li>• 22.3.2 Minor dwellings</li> <li>• 22.3.4.1 Height</li> <li>• 22.3.4.2 Frost fans</li> <li>• 22.3.5 Daylight admission</li> <li>• 22.3.6 Building coverage</li> <li>• 22.3.7.1 Building setbacks</li> <li>• 22.3.7.5 Building setbacks – water bodies</li> </ul>	<ul style="list-style-type: none"> <li>• Density – non-complying- 22.3.1 NCI</li> <li>• Minor dwellings - full discretion – 22.3.2 D I</li> <li>• Height - full discretion 22.3.4.1 D I</li> <li>• Frost fans - full discretion 22.3.4.2 D I</li> <li>• Daylight admission – 22.3.5 RD I</li> <li>• Building coverage - full discretion 22.3.6 D I</li> <li>• Setbacks general – 22.3.7.1 RD I</li> <li>• Setbacks sensitive - full discretion 22.3.7.2 D I</li> <li>• Setbacks waterbodies - full discretion 22.3.7.5 D I</li> </ul>	
	<p><b>5.3.5 18 Policy – Earthworks activities</b></p> <p>(a) <del>Provide for</del> <b>Enable</b> earthworks where they support rural activities including:</p> <p>(i) Ancillary rural earthworks; <del>and</del> f</p> <p>(ii) <del>Farm</del> quarries;</p>	<p><b>22.2 Land Use Effects</b></p> <ul style="list-style-type: none"> <li>• 22.2.3.1 Earthworks</li> </ul>	<ul style="list-style-type: none"> <li>• Earthworks - restricted discretion 22.2.3.1 RD I</li> </ul>	

	<p>(iii) The importation of fill material <u>or cleanfill</u> to a site; <u>and</u></p> <p>(iv) <u>Conservation activity.</u></p> <p><del>(iii) Use of cleanfill where it assists the rehabilitation of quarries.</del></p> <p>(b) Manage <del>the effects of</del> earthworks to ensure that:</p> <p>(i) Erosion and sediment loss is avoided or mitigated;</p> <p>(ii) The ground is geotechnically sound and remains safe and stable for the duration of the intended land use;</p> <p>(iii) Changes to natural water flows and established drainage paths are avoided or mitigated;</p> <p>(iv) Adjoining properties and <del>public—services</del> <u>infrastructure</u> are protected;</p> <p>(v) <u>Historic heritage and cultural values are recognised and protected;</u></p> <p>(vi) <u>Ecosystem protection, restoration, rehabilitation or enhancement works are encouraged.</u></p>			
	<p><b>5.3.169 Policy – Specific area – Agricultural research centres</b></p> <p>(a) <del>Recognise</del> <u>Enable</u> and protect the continued operation <u>and development</u> of <u>specifically identified</u> Agricultural Research Centres that are an integral part of the agricultural sector.</p> <p>(b) Provide for a range of rural activities and agricultural research activities that complement each other.</p>	<p><b>22.5 Land Use Activities:</b></p> <ul style="list-style-type: none"> <li>• 22.5.2 – Permitted Activities</li> <li>• 22.5.3 – Discretionary activities</li> </ul> <p><b>22.5 Building Rules:</b></p> <ul style="list-style-type: none"> <li>• 22.5.4 Height</li> <li>• 22.5.5 Building coverage</li> </ul>	<ul style="list-style-type: none"> <li>• Full discretion 22.5.3 DI</li> <li>• Height- restricted discretionary 22.5.4 RD I</li> <li>• Building coverage - restricted discretionary 22.5.5 RDI</li> </ul>	

	<p><b>5.3.1720 Policy – Specific area – Huntly Power Station – Coal and ash <u>management water</u></b></p> <p>(a) Recognise and protect facilities that are integral to energy production at Huntly Power Station.</p> <p>(b) Provide for specific facilities that include the handling, <u>stockpiling</u>, and haulage of coal and the <u>management disposal</u> of coal ash water within identified areas in close proximity to Huntly Power Station.</p>	<p><b>22.6 Land Use Activities:</b></p> <ul style="list-style-type: none"> <li>• 22.6.2 – Permitted Activities</li> <li>• 22.6.3 – Restricted Discretionary activities</li> <li>• 22.6.4 –Discretionary activities</li> </ul> <p><b>Building Rules:</b></p> <ul style="list-style-type: none"> <li>• 22.6.5 Building setback</li> <li>• 22.6.6 Building height</li> <li>• 22.6.7 Coal stockpile</li> <li>• 22.6.8 Energy corridor</li> </ul>		
<p><b>5.4.1 Objective – Extractive activities</b></p> <p><u>(a) Recognise that extractive activity contributes to the economic and social well-being of the Waikato District.</u></p> <p><b>5.4.1 Objective – minerals and extractive industries</b></p> <p><u>(a) Mineral resource use provides economic, social, and environmental benefits to the district.</u></p>	<p><del><b>Policy 5.4.2 – Access to minerals and extractive industries</b></del></p> <p><b>Policy 5.4.2 – Management of extractive activities</b></p> <p>(a) <u>Provide for extractive activity only where Enable extractive industries provided that</u> adverse effects are <u>appropriately</u> avoided, remedied or mitigated; <u>and where this is not possible off-set or compensated.</u></p> <p>(b) Protect access to, and extraction of, mineral, <u>aggregate and coal</u> resources by:</p> <p>(i) Identifying lawfully established extractive <u>activity industries</u> in Aggregate Extraction Areas and Coal Mining Areas on planning maps;</p> <p>(ii) Identifying the site of a potential extractive <u>activity industry</u> within an <u>Aggregate Extractive</u> Resource Area on planning maps;</p> <p>(c) Ensure that lawfully established extractive <u>activity industries</u> are not compromised by new subdivision, use or development;</p> <p>(d) Avoid the location of any sensitive land use within</p>	<p><b>22.1 Land Use Activities</b></p> <ul style="list-style-type: none"> <li>• 22.1.3- Restricted Discretionary Activities</li> <li>• 22.1.4 – Discretionary activities</li> <li>• 22.1.5 – Non-complying activities</li> </ul> <p><b>22.3 Building Rules:</b></p> <ul style="list-style-type: none"> <li>• 22.3.7.2 Setbacks – sensitive activities</li> </ul>	<ul style="list-style-type: none"> <li>• Within a mapped aggregate area – restricted discretionary 22.1.3 RD7</li> <li>• Outside mapped areas full discretion 22.1.4 D7</li> <li>• Within landscape areas non-complying – 22.1.5 NC2</li> <li>• Setbacks sensitive - full discretion 22.3.7.2 D1</li> </ul>	

	specified <del>building setbacks</del> <del>buffer areas</del> which <del>otherwise</del> risks the effective operation of a <del>site within an Aggregate Extraction Area, Coal Mining Area, or Extractive Resource Area</del> <del>lawfully established</del> extractive industry.			
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