Hearing 24: General Rural Zone

Questions from the Hearing Panel

Paragraph	Question
7.34	What is the difference between a typical farming activity and an extensive farming activity? What is it, that makes a typical farming activity, extensive?
7.56	Are the effects the same when breeding thoroughbred horses to that of breeding farm livestock?
8.3.2	*…. and to protect them from reverse sensitivity effects from sensitive activities.* Rather than protect them from sensitive activities could it be to protect them from incompatible activities? Because the activity is incompatible do you consider it implicit that the activity is sensitive?
8.5	*… include reference to incompatible activities alongside reverse sensitivity effects.* Do you think it enough that they sit alongside each other, or should incompatible activities come first? The action of establishing incompatible activities near each other causes the reverse sensitivity effect.
9.19	Are the words "a grandfather clause" sufficiently clear and certain such that readers of the Plan would know what that means? Can the author think of other words that might be more appropriate?
9.24	GRUZ- P3.2 – the words "exceed the 1:1 ratio with residential units." ▪ Is there another way of expressing this? ▪ Would this mean if there was a large rural property with 3 (or more) houses on it would it receive policy support for 3 (or more) minor residential units too?
9.30.1 9.31	Given the author's discussion, and given the drafting convention that clauses are conjunctive if the second to last clause ends with "and", would be it be clearer if GRUZ-P4 read (or similar wording): Provide for the economic development potential of the rural area by enabling a range of activities that: 1. have a direct relationship with, or are dependent on, primary production; or 2. have a functional need, or operational need to locate in the rural area; and in either case: 3. represent an efficient use of natural and physical resources; and 4. maintain or enhance the character and amenity values of the surrounding area.
9.47.3	Why have the effects of research activity that focuses on rural production been described as 'tolerable' in the rural zone, when given its definition one might think the effects would be encouraged rather than tolerated? Did the s42A author mean to use the words 'strays away' as it could imply the activity once focussed on rural production but now it doesn't?

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9.83	*Enable aircraft and helicopter movements within the rural area for purposes ancillary to rural production on an intermittent or seasonal and short-term basis.* How does the word 'intermittent' add to policy 11?
9.93.2	Recommended new GRUZ-P5. The word "manage" provides no guidance to decision-makers regarding a desired outcome. What outcome did the author have in mind: ▪ Enabling new community facilities? ▪ Enabling the repair and maintenance of existing community facilities? ▪ Enabling the alteration or expansion of existing community facilities?
10.33	Minor Residential Units GRUZ R6 – Do we need a clarification given the definition in the CRPS for Greater Christchurch for Rural Activities; Rural Residential Activities and Urban Activities which mentions a density of more than one household unit per 4ha of site area is an Urban Activity?
10.38	Does a minor residential unit need to be smaller than the principle unit? For example, could a two storey minor residential unit up to 180sq m (excluding the garaging) have 90sq m living on the ground floor and upstairs more than the 2 bedrooms as anticipated for in S.42A Clause 10.41 Report?
10.49	Should and or could Matters for Discretion include the number of bedrooms?
10.57	Should recommended GRUZ-R7.1.b be underlined?
10.71	In terms of your explanation, would a new roadside stall selling a range of goods produced on 100m^2 of a larger site using an existing direct access to a State Highway be permitted?
10.98	Should there be any restrictions on the research activity "buildings" and if so, what should they be? For example: Would any of GRUZ-REQ1:Building Coverage, GRUZ-REQ2 Height or GRUZ-REQ4 Structure Setbacks, GRUZ-REQ10 Sensitive Activity Setback from Intensive Primary Production, or GRUZ-REQ11 Sensitive Activity Setback from Mineral Extraction be appropriate?
10.150.2	Would it be clearer if GRUZ-~~R21~~ 20.1 (second a) read (or similar wording): The activity is setback from the notional boundary of any lawfully established residential activity or visitor accommodation, or the site boundary of any lawfully established community or educational facility, except where those sensitive activities are located on the same site
10.246	*Whilst desirable to use natives, there are occasions when exotic species have to be used to fulfil a particular purpose – for example poplars for slope stability on erosion prone land.* Do you think that this statement is accurate as both kanuka and manuka are grown to prevent slope erosion?

Paragraph	Question
	While poplars do a great job of preventing slope erosion, kanuka and manuka also do a great job and perhaps they're more appropriate examples, in light of the NZ Policy Statement for Indigenous Biodiversity and Council's biodiversity strategy noted in paragraph 9.12 of the s42A report. While the policy statement and strategy are not operational yet do you think it wise to anticipate they will be operational at least before the next plan review?
11.5.7.1	Would it be clearer if recommended GRUZ-REQ8.1 read (so as to avoid the interpretation that it is only the wastewater treatment system that is to be associated with intensive primary production): a. All paddocks, ~~hard-stand areas~~, structures, buildings and areas of paved or otherwise impervious material used to house stock, and b. any wastewater treatment system~~s~~ associated with intensive primary production~~,~~ shall be located a minimum distance of 300m from the notional boundary of any lawfully established existing sensitive activity on another site, and 1km from any residential zone Should GRUZ-REQ8.3.b, c and d mirror precisely the recommended list of activities in GRUZ-REQ8.1?
11.28.1	Do we need to consider the size of the pump-stations where they are used for example in conjunction with a farm implement shed?
11.64	Can you please also consider the issue raised in the question on GRUZ-REQ8.1 in relation to GRUZ-REQ9.1?
14.2.1	As the underlying split rural density was a drafting error – does the land that was SCA-RDA1 adjoin a residential zoning (Lincoln)?
14.5.3	Could the the 60m contour be amended to the CRC standard as a consequential amendment if we were to accept your recommendation for DPR-0182:001 Joshua Thomas?
14.8 14.9 14.10 14.11	When are the respective rezoning hearings scheduled for?
15.2	Could using the name 'celebration trees' include any celebration such as, commemorating a life, birth, death, marriage, engagement etc?
15.24	Ellesmere Motor Racing Club – its acknowledged that more information has been requested of the submitter about their existing and planned use of the race track site, can it be presumed that a landscape plan might be included in the additional information to demonstrate how landscaping can mitigate noise and dust?
General matters	
	Instead of using terms such as "rural area" or "rural zone' in the provisions would it be clearer to consistently use the term "General Rural Zone".
Provision numbering	The S42A officer has not followed the accepted convention for provision numbering when adding or omitting provisions. The key requirement of that convention is to not alter the notified numbering as that can confuse participants. For example, inserting a new provision after Policy 4 would see the new provision labelled "Policy 4A" and all other numbering would

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	remain as notified. Can the author please adopt this approach in the Reply Report, particularly as in the S42A Report the contents of rules do not appear to have been updated to reflect the author's renumbering of those rules.