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Topic 15: Rural Definitions and Maps

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S104.018 McLeod-Wantwood Trust/ Wantwood Station S105.018 Farm Manager - Wantwood Station S127.018 Peters Farm Ltd Karen Peters S113.082 Trudy Bokser S116.082 Nathan Bokser S118.082 AW+ JA Johnston Family Trust S127.118 Peters Farm Ltd Karen Peters S18.084 Reaby Downs Farm Ltd S19.084 Karen Temple S20.084 Sarah and Peter Barclay S24.084 Helen McIntosh S68.086 John Baynes S117.082 Greg Bokser S3.082 Stoney Creek Station Ltd	Interpretation: Agricultural, horticultural and pastoral activities	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.	Reject	
FS17.094 Federated Farmers		*Allow S3.082*		
S126.006 Southland Federated Farmers of NZ S115.007 Kevin Robertson S143.018 Rural Ratepayers Group S148.019 Alistair & Bernadette Hunt S60.009 Ronald Crispin S68.127 John Baynes	Interpretation: Agricultural, horticultural and pastoral activities	Amend title and make any consequential amendments: ~~Agricultural, horticultural and pastoral activities~~ Rural production activities	Reject	
S126.014 Southland Federated Farmers of NZ S3.084 Stoney Creek Station Ltd S113.084 Trudy Bokser S116.084 Nathan Bokser S118.084 AW+ JA Johnston Family Trust S127.120 Peters Farm Ltd Karen Peters S18.086 Reaby Downs Farm Ltd S19.086 Karen Temple S20.086 Sarah and Peter Barclay S24.086 Helen McIntosh S68.088 John Baynes S115.015 Kevin Robertson S143.026 Rural Ratepayers Group S148.027 Alistair & Bernadette Hunt S60.017 Ronald Crispin S68.135 John Baynes S117.084 Greg Bokser	Interpretation: Cultivation	Retain 'cultivation' definition as drafted.	Accept	
S3.087 Stoney Creek Station Ltd S113.087 Trudy Bokser	Interpretation: Farm quarry	Retain 'farm quarry' definition as notified.	Accept in part	

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S116.087 Nathan Bokser S118.087 AW+ JA Johnston Family Trust S127.123 Peters Farm Ltd Karen Peters S18.089 Reaby Downs Farm Ltd S19.089 Karen Temple S20.089 Sarah and Peter Barclay S24.089 Helen McIntosh S68.091 John Baynes S117.087 Greg Bokser				
S115.018 Kevin Robertson S143.029 Rural Ratepayers Group S148.030 Alistair & Bernadette Hunt S60.020 Ronald Crispin S68.138 John Baynes S126.017 Southland Federated Farmers of NZ	Interpretation: Farm quarry	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use ~~within the same site where it is extracted.~~ It includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry	Accept in part	Yes
S126.019 Southland Federated Farmers of NZ S115.020 Kevin Robertson S143.031 Rural Ratepayers Group S148.032 Alistair & Bernadette Hunt S60.022 Ronald Crispin S68.140 John Baynes	Interpretation: Feedlot	Remove definition: ~~Means a stockholding area where cattle - a) are kept for at least 80 days in any 6-month period and (b) are fed exclusively by hand or machine.~~	Accept	Yes
S148.001 Alistair & Bernadette Hunt	Interpretation: Fences	Separate definition for 'farm fences' where farm fences are excluded from the rules requiring setback from waterways.	Reject	
S105.014 Farm Manager - Wantwood Station S104.014 McLeod-Wantwood Trust/Wantwood Station S127.014 Peters Farm Ltd Karen Peters	Interpretation: Fences	Amend the wording to make it clear whether post and wire fences are included.	Accept in part	Yes
S3.089 Stoney Creek Station Ltd S113.089 Trudy Bokser S116.089 Nathan Bokser S118.089 AW+ JA Johnston Family Trust S127.125 Peters Farm Ltd Karen Peters S18.091 Reaby Downs Farm Ltd S19.091 Karen Temple S20.091 Sarah and Peter Barclay	Interpretation: Fences	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wirefence or~~ a temporary fence such as an electric fence or construction hoarding.	Accept in part	Yes

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S24.091 Helen McIntosh S68.093 John Baynes				
S115.021 Kevin Robertson S143.032 Rural Ratepayers Group S148.033 Alistair & Bernadette Hunt S60.023 Ronald Crispin S68.141 John Baynes S117.089 Greg Bokser S126.020 Southland Federated Farmers of NZ	Interpretation: Fences	Amend definition: and make any consequential amendments: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.	Accept in part	Yes
S126.022 Southland Federated Farmers of NZ S115.023 Kevin Robertson S143.034 Rural Ratepayers Group S148.035 Alistair & Bernadette Hunt S60.025 Ronald Crispin S68.143 John Baynes	Interpretation: Fresh water	Amend definition: ~~Fresh water~~ Freshwater or fresh water	Accept	Yes
S111.003 Aggregate and Quarry Association S135.002 Straterra Inc	Interpretation: Highly productive land	The definition of highly productive land, is not taken from the National Planning Standards, as it excludes land containing quarrying materials,	Reject	
S113.091 Trudy Bokser S116.091 Nathan Bokser S118.091 AW+ JA Johnston Family Trust S127.127 Peters Farm Ltd Karen Peters S18.093 Reaby Downs Farm Ltd S19.093 Karen Temple S20.093 Sarah and Peter Barclay S24.093Helen McIntosh S68.095 John Baynes S117.091 Greg Bokser S3.091 Stoney Creek Station Ltd	Interpretation: Highly productive land	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land: Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Accept	Yes
FS17.097 Federated Farmers		*Supports S3.091 Stoney Creek Station Ltd*		
S115.025 Kevin Robertson S143.036 Rural Ratepayers Group S148.037 Alistair & Bernadette Hunt S60.027 Ronald Crispin S68.145 John Baynes S126.024 Southland Federated Farmers of NZ	Interpretation: Highly productive land	Retain Highly productive land definition as notified	Accept in part	
S126.027 Southland Federated Farmers of NZ S115.028 Kevin Robertson S143.039 Rural Ratepayers Group S148.040 Alistair & Bernadette Hunt	Interpretation: Intensive indoor primary production	Retain Intensive indoor primary production definition as notified	Accept	

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S60.030 Ronald Crispin S68.148 John Baynes				
S3.096 Stoney Creek Station Ltd S113.096 Trudy Bokser S116.096 Nathan Bokser S118.096 AW+ JA Johnston Family Trust S127.132 Peters Farm Ltd Karen Peters S18.098 Reaby Downs Farm Ltd S19.098 Karen Temple S20.098 Sarah and Peter Barclay S24.098 Helen McIntosh S68.100 John Baynes S117.096 Greg Bokser	Interpretation: LUC 1, 2 or 3	Retain 'LUC 1, 2 or 3' definition as drafted.	Accept	
S128.003 Greenbriar Ltd.	Interpretation: Mining	Support Mining definition - Crown Minerals Act definition adopted	Accept	
S110.007 Royal Forest and Bird Society of NZ Inc	Interpretation: Plantation forestry	Change: ~~Plantation Forestry~~ Commercial Forestry	Accept	Yes
S126.037 Southland Federated Farmers of NZ S115.038 Kevin Robertson S143.049 Rural Ratepayers Group S148.050 Alistair & Bernadette Hunt S60.040 Ronald Crispin S68.158 John Baynes	Interpretation: Plantation forestry	Retain as notified	Accept in part	
S138.012 Port Blakely Ltd	Interpretation: Plantation forestry	Amend the definition of plantation forestry, to have the same meaning as per the NES-CF.	Accept	Yes
S111.002 Aggregate and Quarry Association S128.004 Greenbriar Ltd S135.001 Straterra Inc S126.038 Southland Federated Farmers of NZ S3.099 Stoney Creek Station Ltd S113.099 Trudy Bokser S116.099 Nathan Bokser S118.099 AW+ JA Johnston Family Trust S127.135 Peters Farm Ltd Karen Peters S18.101 Reaby Downs Farm Ltd S19.101 Karen Temple S20.101 Sarah and Peter Barclay S24.101 Helen McIntosh S68.103 John Baynes	Interpretation: Primary production	Retain 'primary production' definition as drafted.	Accept	

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S115.039 Kevin Robertson S143.050 Rural Ratepayers Group S148.051 Alistair & Bernadette Hunt S60.041 Ronald Crispin S68.159 John Baynes S117.099 Greg Bokser				
S126.039 Southland Federated Farmers of NZ S115.040 Kevin Robertson S143.051 Rural Ratepayers Group S148.052 Alistair & Bernadette Hunt S60.042 Ronald Crispin S68.160 John Baynes	Interpretation: Quarry	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Reject	
S126.182 Southland Federated Farmers of NZ S115.183 Kevin Robertson S143.194 Rural Ratepayers Group S148.195 Alistair & Bernadette Hunt S60.185 Ronald Crispin S68.303 John Baynes S148.199 Alistair & Bernadette Hunt	Interpretation: Quarry Activities	Amend definition of Quarry Activities to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Reject	
S3.101 Stoney Creek Station Ltd S113.101 Trudy Bokser S116.101 Nathan Bokser S118.101 AW+ JA Johnston Family Trust S127.137 Peters Farm Ltd Karen Peters S18.103 Reaby Downs Farm Ltd S19.103 Karen Temple S20.103 Sarah and Peter Barclay S24.103 Helen McIntosh S68.105 John Baynes S117.101 Greg Bokser	Interpretation: Rural commercial recreation activity	Retain 'rural commercial recreation activity' definition as drafted.	Accept	
S3.102 Stoney Creek Station Ltd S113.102 Trudy Bokser S116.102 Nathan Bokser S118.102 AW+ JA Johnston Family Trust S127.138 Peters Farm Ltd Karen Peters S18.104 Reaby Downs Farm Ltd S19.104 Karen Temple S20.104 Sarah and Peter Barclay S24.104 Helen McIntosh S68.106 John Baynes S117.102 Greg Bokser	Interpretation: Rural environment	Retain 'rural environment' definition as drafted.	Accept	

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S40.012 Silver Fern Farms	Interpretation: Rural industry	Amend to distinguish the reference to "rural environment" sufficiently to comply with the definition prescribed in the National Planning Standards.	Reject	
S3.103 Stoney Creek Station Ltd S128.06 Greenbriar Ltd S126.044 Southland Federated Farmers of NZ S113.103 Trudy Bokser, S116.103 Nathan Bokser S118.103 AW+ JA Johnston Family Trust S115.045 Robertson S60.047 Ronald Crispin S143.056 Rural Ratepayers Group S148.057 Alistair & Bernadette Hunt S68.165 John Baynes S18.105 Reaby Downs Farm Ltd S19.105 Karen Temple S20.105 Sarah and Peter Barclay S24.105 Helen McIntosh S68.107 John Baynes S127.139 Peters Farm Ltd Karen Peters S117.103 Greg Bokser	Interpretation: Rural industry	Retain 'rural industry' definition as drafted.	Accept	
FS29.018, FS29.019, FS29.020, FS29.021, FS29.022, FS29.023, FS29.024, FS29.025, FS29.026, FS29.027, FS29.028, FS29.029, FS29.013, FS29.015, FS29.016, FS29.017 Silver Fern Farms Ltd		*Disallow S126.044, S113.103, S116.103, S118.103 S115.045, S60.047, S143.056, S148.057, S68.165, S18.105, S19.105, S20.105, S24.105, S68.107, S127.139, S117.103 in part*		
S3.104 Stoney Creek Station Ltd S113.104 Trudy Bokser S116.104 Nathan Bokser S118.104 AW+ JA Johnston Family Trust S127.140 Peters Farm Ltd Karen Peters S18.106 Reaby Downs Farm Ltd S19.106 Karen Temple S20.106 Sarah and Peter Barclay S24.106 Helen McIntosh S68.108 John Baynes S117.104 Greg Bokser	Interpretation: Rural produce retail activity	Retain 'rural produce retail activity' as drafted.	Accept	
S122.001 Fulton Hogan	Interpretation: Stream	Stream Means a continually or intermittently flowing natural or modified body of fresh water and includes headwaters and smaller tributaries to rivers or other streams. Streams are included in the definition of "River" under the Resource Management Act 1991.	Accept	Yes

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S126.053 Southland Federated Farmers of NZ S115.054 Kevin Robertson S143.065 Rural Ratepayers Group S148.066 Alistair & Bernadette Hunt S60.056 Ronald Crispin S68.174 John Baynes	Interpretation: Woodlot	Amend definition and make any necessary consequential amendments: Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, shelter belts and trees planted for conservation purposes.	Accept	
S115.022 Kevin Robertson S148.034 Alistair & Bernadette Hunt S143.033 Rural Ratepayers Group S60.024 Ronald Crispin S68.142 John Baynes S133.001 David Pullar S126.021 Southland Federated Farmers of NZ	New Definition	Include new definition "farm fences" and make any consequential amendments: Means any fence erected for the purposes of any primary production activity.	Reject	
S113.107 Trudy Bokser S116.107 Nathan Bokser S118.107 AW+ JA Johnston Family Trust S127.143 Peters Farm Ltd Karen Peters S19.109 Karen Temple S18.109 Reaby Downs Farm Ltd S20.109 Sarah and Peter Barclay S24.109 Helen McIntosh S68.111 John Baynes S117.107 Greg Bokser S3.107 Stoney Creek Station Ltd	New Definition	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Accept in part	Yes
FS17.103 Federated Farmers		*Allow S3.107 Stoney Creek Station Ltd*		
S115.029 Kevin Robertson S143.040 Rural Ratepayers Group S148.041 Alistair & Bernadette Hunt S60.031 Ronald Crispin S68.149 John Baynes S126.028 Southland Federated Farmers of NZ	New Definition	Include a new definition for Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.	Accept	Yes
S145.001 Rural Contractors NZ Inc	New Definition	Include the following definition for 'Rural Contractor Depot': The land and buildings used for the purposes of storing or maintaining machinery, equipment and associated goods and supplies associated with a rural contracting business that directly supports, services or is dependent on primary production.	Reject	
FS17.105 Federated Farmers		*Allow S145.001 Rural Contractors NZ Inc*		
S113.108 Trudy Bokser S116.108 Nathan Bokser S118.108 AW+ JA Johnston Family Trust S127.144 Peters Farm Ltd Karen Peters	New Definition	Insert a new definition for Supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to	Accept	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S18.110 Reaby Downs Farm Ltd S19.110 Karen Temple S20.110 Sarah and Peter Barclay S24.110 Helen McIntosh S68.112 John Baynes S117.108 Greg Bokser S3.108 Stoney Creek Station Ltd		support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).		
FS17.107 Federated Farmers		*Allow S3.108*		

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S104.011 McLeod-Wantwood Trust / Wantwood Station S105.011 Farm Manager - Wantwood Station S127.011 Peters Farm Ltd Karen Peters	GRUZ-MAP	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation. A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation	Accept	Yes
S36.002 Clayton Rowland	GRUZ-MAP	Zoning changed to Rural Lifestyle at 33 Herron Road.	Reject	
S85.051 Environment Southland	GRUZ-MAP	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.	Accept	Yes
S42.001 Kowhai Trust	GRUZ-MAP	The proposed 38-lot subdivision on site conflicts with the proposed General Rural zoning at 205 Reaby Road. The submitter requests the zoning be changed to Rural Lifestyle Zone.	Accept	Yes
FS14.056 NZ Transport Agency Waka Kotahi		*Disallow - Withdrawn*		
S113.111 Trudy Bokser S116.111 Nathan Bokser S118.111 AW+ JA Johnston Family Trust S127.147 Peters Farm Ltd, Karen Peters S18.113 Reaby Downs Farm Ltd S19.113 Karen Temple S20.113 Sarah and Peter Barclay S24.113 Helen McIntosh S68.115 John Baynes S117.111 Greg Bokser S3.111 Stoney Creek Station Limited	MAP-Additional provisions sought	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Decision 46	
FS31.022 Department of Conservation		*Disallow*	Decision 46	
S39.001, S39.002 Bernadette Howard	RLZ-MAP	Support for the Rezoning of 171A Wentworth Street to Rural Lifestyle	Accept	
S85.052 Environment Southland	RLZ-MAP	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.	Accept	Yes

S104.034 McLeod-Wantwood Trust / Wantwood Station S105.034 Farm Manager - Wantwood Station	RLZ-MAP	Amend the planning maps (portion of the submitters farm) to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	Accept	Yes
S127.034 Peters Farm Ltd Karen Peters	RLZ-MAP	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	Accept	Yes
S99.001 Clark Fortune McDonald & Associates	RLZ-MAP	A review and rationalisation of zone boundaries around the PDP Lifestyle and Large Lot Residential zones is undertaken to align zone boundaries with cadastral boundaries.	Reject	
S99.003 Clark Fortune McDonald & Associates	RLZ-MAP	Align the extent of the Whiterig Rural Lifestyle Zone with the existing cadastral arrangement.	Reject	
S92.001 Nadine Fletcher	RLZ-MAP	To alter the division between LLRZ and RLZ.	Accept	Yes
FS5.192 Hamish Weir		*Allow S92.001*		
S84.001 John Sheddan	RLZ-MAP	The nature and use of properties on Racecourse Road is residential in nature and not in keeping with the Rural Lifestyle Zone.	Reject	
S51.001 Nick Crisp	RLZ-Map	Rezone from Robertson Street to Terry Road to residential or large residential section from RLZ.	Reject	
S99.046 Clark Fortune McDonald & Associates	RLZ-MAP	The land between Reaby Rd, Kingdon Rd and SH94 northwest of Gore: it is more efficient to extend the PDP Rural Lifestyle zone from Reaby Road north to SH94, and west to Kingdon Rd.	Reject	
FS14.055 NZ Transport Agency Waka Kotahi		*Disallow S99.046*		
S42.002 Kowhai Trust	RLZ-MAP	The submitter requests that the land parcel (205 Reaby Road, Section 452 Hokonui Survey District) be rezoned to Rural Lifestyle.	Accept	Yes
FS14.057 NZ Transport Agency Waka Kotahi		*FS Withdrawn*		
S96.001 Anna Kaui	RLZ - Maps	A reassessment of the zoning along Main Street (North), to be zoned as Rural Lifestyle Zone.	Reject	
FS22.061 Clark Fortune McDonald & Associates		*Allow S96.001*		