

Appendix F. Operative District Plan Policies and Rules around Effluent and Intensive Farming Activities

Objective 12.1.2

The establishment and expansion of both farming activities and other activities in the Rural Zones in a way which gives consideration to existing activities while maintaining a quality environment appropriate for the zone.

Policy 12.1.2.1

Encourage farm activities to avoid or mitigate adverse effects through appropriate management, siting and design of operations.

Policy 12.1.2.2

Protect lawfully established farm activities by controlling the establishment of dwellinghouses and other land uses sensitive to the adverse effects of farming activities.

NB. When a farming operation is proposed the separation distances detailed are not the optimal buffer areas. Larger distances may be appropriate and consideration should be given to relevant guidelines, i.e. codes of practice for pig farming.

Policy 12.1.2.3

Protect lawfully established dwellinghouses and other sensitive land uses from significant adverse effects from future farm activities.

Method -District Plan Rules 12.1.2.3.2

Standards for separation of dwellinghouses and Residential Zones from intensive farm activities, effluent treatment systems (other than septic tanks); and the application of farm effluent to land.

Policy 14.1.1.1

Avoid subdivision and/or dwellinghouse development that results in any loss of rural character or is likely to constrain lawfully established farming activities.

Policy 14.1.1.2

Maintain the continued domination of the Rural Zones by intensive and extensive agricultural, pastoral and horticultural land use activities.

Policy 18.1.1.3

Any proposal for extensions to existing zones, or for new zones, should recognise the nature, scale and intensity of effects arising from existing activities adjoining or near to the site of the plan change and show how the proposal will avoid, remedy or mitigate any adverse effects on the environment arising from those existing activities.

31.19 Permitted Activities

Any land use is a permitted activity if it:

- i. is not otherwise listed as a discretionary activity (restricted) under Rule 31.21;
- ii. complies with the conditions under Rule 31.19.1; and
- iii. complies with all the conditions and provisions for permitted activities in this and all other chapters.

Intensive Farming

Rule 31.19.1.1

The notional boundary of any dwellinghouse shall be set back from any established intensive farming activity, except for any intensive farming activity on the same site or in the same ownership or within the Residential 4A Zone, Bradleys Road, Ohoka, identified on District Plan Map 169, in accordance with Table 31.4.

Rule 31.19.1.3

Distances from any intensive farming activity shall be measured from the edge of any permanent building, enclosure or yard in which animals or poultry are held, or in which any compost is produced, stored or used.

Rule 31.19.1.4

Compliance with the separation distances as set out in Table 31.4 shall be met for all new dwellinghouses, located within 750 metres of a piggery, 300m of a poultry operation or 100 metres of a cattle operation, from intensive farming operations detailed in the Council's 'Intensive Farming Operation' database.

Table 31.4: Separation Distances Between Intensive Farming Activities, and Dwellinghouse or the Residential Zones/ Mapleham Rural 4B Zone.

Intensive Farming Activity	Units of Production	Separation distance from the notional boundary of any dwellinghouse or Residential Zone/ Mapleham Rural 4B Zone (m)
Piggery (P value)	150 to 500	200m
	501-3000	500m, or unit of production to the nearest 50x0.25m, whichever is the greater, to a maximum of 750m
Poultry – including egg and broiler production (number of birds)	500+	300m
Cattle (number)	50 to 100	100m

Farm Effluent Treatment Systems

Rule 31.19.1.5

The distance between any farm effluent treatment and storage activity and any dwellinghouse on the same site shall be not less than 20m.

Rule 31.19.1.6

No dwellinghouse, except where it is provided for by Rule 31.19.1.5, shall be situated within 150m of any farm effluent treatment or storage activity, including ponds for farm liquid waste disposal.

Rule 31.19.1.7

No farm effluent treatment or storage facility, including any effluent ponds for on-farm liquid waste disposal or compost produced from solids screened from effluent produced on site, shall be situated within 300m of the Mapleham Rural 4B Zone or any Residential Zone, or within 150m of any dwellinghouse legally established, except where provided for by Rule 31.19.1.5.

Rule 31.19.1.8

Distances from any farm effluent treatment or storage facility shall be measured from the edge of the facility, structure, pond, or land used for treatment purposes, and from or to the notional boundary of any dwellinghouse.

Farm Effluent Application to Land

Rule 31.19.1.9

Minimum separation distances between any application of liquid farm effluent onto land and any dwellinghouse, the Mapleham Rural 4B Zone boundary, or Residential Zone boundary, except the boundary with the Residential 4A Zone, Bradleys Road, Ohoka, identified on District Plan Map 169, shall be as set out in Table 31.5.

Table 31.5 Minimum Separation Distances (m)

	Application of Effluent Stored Anaerobically for More than 48 hours	Application of Effluent Stored for Less than 48 hours or an Anaerobic Lagoon	Subsoil Injection or from an Aerobic Lagoon	Application of Effluent from Tertiary Treatment Systems
From any Residential 1, 2, 3, 5 or 7 Zone	2000	1500	500	400
From the Mapleham Rural 4B Zone, any Business 1 or 2, or Residential 4A or 4B Zone	1000	500	200	150
From any dwellinghouse in a Rural Zone on a separate site	500	250	150	125
From any dwellinghouse on the same site	20	20	20	20

Rule 31.19.10

Compliance with the separation distances as set out in Table 31.5 shall be met for all new dwellinghouses from any application of liquid farm effluent detailed in the Council's 'Liquid Farm Effluent Spreading' database.

31.19.1.11

Distances from any application of liquid farm effluent onto land, whether or not the effluent originates from the site on which it is being disposed, shall be measured from the outermost point of wetted area resulting from the application closest to the zone boundary or dwellinghouse.

31.21 Discretionary Activities (Restricted)

Rule 31.21.1

The erection of a dwellinghouse on a site or allotment created by a subdivision approval prior to 17 July 2007 that cannot meet Rules 31.19.1.4, 31.19.1.10 and 31.20.1 and the setbacks in Tables 31.4 and 31.5 is a discretionary activity (restricted) provided a minimum 150 metre setback from the intensive farming activity or liquid farm effluent spreading can be met or where the site or allotment is affected on two boundaries, a minimum 150 metre setback from one boundary and a minimum 70 metre setback from the other boundary can be met.

In considering any application for a resource consent under Rule 31.21.1, the Council shall, in deciding whether to grant or refuse consent, and in deciding whether to oppose conditions, restrict the exercise of its discretion to the following matters:

- i. consideration of the prevailing wind direction;
- ii. tree planting for screening;
- iii. the use of internal air-conditioning;
- iv. reverse sensitivity effects; and
- v. the conditions for permitted activities (Rules 31.1 and 31.19).