

**City of Tauranga District Plan Review**  
Rural Activity Zones – Issues and Options

<b>Rural Activity Zones – Reverse sensitivity</b>	
<b>Issue Summary</b>	<p>Non rural activities, such as rural residential activities, moving into or next to rural zones can lead to pressure from new residents to curb legitimate rural production practices and place controls on rural activities e.g. noise from farm machinery, odour, spray applications. This effect is known as “reverse sensitivity”.</p>
<b>Introduction</b>	<p>Currently there are a number of rules in the District Plan that are designed to address reverse sensitivity issues. These include:</p> <ul style="list-style-type: none"> <li>○ “Buffers” between certain activities in the Rural Zone – 500m between factory farming or pig farming activities and dwellings on adjoining properties.</li> <li>○ Some large scale intensive primary production such as pig farming only allowed in the Rural Zone</li> <li>○ Use of rural residential zoning as a transition buffer between residential and rural zones</li> </ul> <p>Methods outside of the District Plan such as recognition of voluntary industry codes are also relied upon to address reverse sensitivity issues e.g. industry codes to address spray drift.</p>
<b>Identification of Issues</b>	<p>Non rural activities, such as rural residential activities, moving into or next to rural zones can lead to pressure from new residents to curb legitimate rural production practices and place controls on rural activities.</p> <p>However people should not be expected to accept nuisances or health hazards which arise from poorly managed activities or unacceptable land management practices.</p>
<b>Description of some options</b>	<p>Council is considering retaining its current approach to reverse sensitivity “controls”. This option would include updating the reference to industry codes etc.</p> <p><b>OR</b></p> <p>You may consider there is a better option to</p>

	address this issue, or you may wish to make comments on how issues relating to reverse sensitivity could be dealt with through the District Plan Review.
<b>Relevant technical information</b>	The current District Plan Chapter 21 Rural Activity Zones can be viewed at: <a href="http://www.tauranga.govt.nz">www.tauranga.govt.nz</a>
<b>Key Contact</b>	If you require any further detail on this issue, or any other matter to do with the Rural Activity Zones please contact:  <b>Karen Marjoribanks</b> Planner: Environment email:  ddi: 07 577 7172  or visit <a href="http://www.taurangadistrictplan.govt.nz">www.taurangadistrictplan.govt.nz</a>