

## ADVISORY GROUP - ZONING PLANNING BOARD

8 November 2022

### Parking Lot Issue

- Lot sizes as triggers?
- Consider land use and structures – stream water
- Outcomes be supported by guidelines
- Controls around pollution / environment / riparian areas
- Distance / buffers / scale
- Greenhouses / Igloos – scalable and cumulative size and numbers
- Slaughter house / bad actors
- Zoning RU1 and RU2 – may restrict some of the land uses
- Leasing land considerations
- Zoning and objectives are relevant
- Noise
- Spray drift (EPA)
- Smell
- Run off control

### Principle

- Intensive Agriculture – Supported for Shire incl. all rural areas

### Ideas

<b>RU1</b> Intensive Agriculture / Horticulture <ul style="list-style-type: none"><li>- No DA</li><li>- Exempt</li></ul>	Can it include greenhouses, Polly tunnels, market gardens? <ul style="list-style-type: none"><li>- Exempt</li><li>- Complying</li></ul> Sheds – review size (increase?)  Vail and Bird netting – (exempt)  Gas scale guns
<b>RU2</b> Capability issues – slope  Proximity to townships	Check scaling
<b>RU4</b> With setbacks – not likely to be viable  What is viable?	Hours of operation will be more relevant in this zone.

### Key Points

- Very small % of lots in Shire – circa 200/300 us 13,000
- Issue with 100% - example of natural disaster knocking out income
- RU1 not being utilized – a lease deal discount
- LG Act thresholds are inadequate – 21 December review due
- Categories miss the mark against the enterprises
  - Stocking rates or densities (only 20 head
  - misleading

### Principles

How do we give benefit to *genuine farmers?*

How to encourage new farmers?

### Rural Rating

Rural land rate is too close to Rural Residential?

There can be subcategories for different Agriculture.

Intensity – poultry, dairy etc (option)