

## General Rural Zone

### Introduction

The General Rural Zone is the largest zone in the District. The General Rural Zone is a dynamic environment, influenced by changing land use practice and by a wide range of primary production activities. As the land resource in this zone is a major contributor to the economic, social and cultural wellbeing of the District, and provides for the essential health needs of people and communities through food production, this chapter seeks to enable primary production (including intensive primary production) and a range of ancillary activities and associated activities that support primary production. Primary production activities are generally required to comply with standards of this chapter to minimise adverse effects on sensitive activities and the environment.

The General Rural Zone includes a range of environments including hill and high country, downlands, plains and coastal areas, each with their own associated landscapes, vegetation and ecosystems. It also includes sensitive environments such as Outstanding Natural Landscapes (ONLs), Outstanding Natural Features (ONFs), Significant Natural Areas (SNAs) and Sites and Areas of Significance to Māori (SASM). The potential impact of activities on sensitive environments in the General Rural Zone is managed through the district-wide chapters.

The General Rural Zone also contains aggregate and mineral resources that are of considerable social and economic importance to the District and the wider region. These resources are only available where they occur, and their extraction can be constrained by conflicting land uses. Extraction of these resources can potentially have significant impacts on the environment if not managed appropriately. Accordingly, this chapter seeks to manage extractive activities by way of resource consent.

### Objectives

#### GRUZ-O1 Purpose of the General Rural Zone

The General Rural Zone predominantly provides for primary production, including intensive primary production, as well as a limited range of activities that support primary production, including associated rural industry, and other activities that require a rural location.

#### GRUZ-O2 Character and qualities of the General Rural Zone

The character and qualities of the General Rural Zone comprise:

1. large allotments with large areas of open space; and
2. a working environment of mostly utilitarian buildings, and structures and machinery<sup>1</sup> where primary production generates noise, odour, light ~~overspill~~ and traffic, often on a cyclic and seasonable basis; and
3. higher levels of amenity immediately around existing<sup>2</sup> sensitive activities and zone boundaries; and
4. vegetation, pasture, crops and forestry and livestock across a range of landscapes.

#### GRUZ-O3 Protecting primary production

The land resource of the General Rural Zone is not diminished by activities with no functional need or operational need to locate in the General Rural Zone, and primary production is protected from reverse sensitivity effects sensitive activities<sup>3</sup>.

#### GRUZ-O4 Protecting sensitive activities and sensitive zones

<sup>1</sup> NZ Frost Fans [255.19]

<sup>2</sup> NZPork [247.19]

<sup>3</sup> Helicopters Sth Cant. [53.20], Ballance [86.11], NZAAA [132.24]

Intensive primary production, mining, quarrying and other intensive activities avoid or minimise ~~generates no or minimal~~<sup>4</sup> adverse effects on:

1. existing<sup>5</sup> sensitive activities; and
2. land ~~close to~~ in Residential zones, the Rural Lifestyle Zone, the Settlement Zone, the Māori Purpose Zone and the Open space and recreation zones.<sup>6</sup>

#### **GRUZ-O5 Mining and quarrying**

Mining and quarrying occurs in the General Rural Zone where the resource exists and where it will avoid or minimise ~~generates no or minimal~~ adverse effects on ~~the~~ sensitive environments, ~~and~~ sensitive activities and the transport network.<sup>7</sup>

#### **GRUZ-O6 Conservation activities**

A range of conservation activities occur in the General Rural Zone.

### **Policies**

#### **GRUZ-P1 Primary production activities**

Enable a range of primary production activities, where they:

1. allow for the ongoing productive use of land for present and future generations; or
2. maintain the character and qualities of the General Rural Zone; and
3. meet the standards and requirements to minimise adverse effects on existing<sup>8</sup> sensitive activities and the environment.

#### **GRUZ-P2 Character and qualities of the General Rural Zone**

The character and qualities of the General Rural Zone zone ~~zone~~ are maintained by:

1. requiring a large minimum allotment size that ensures ample open space around buildings; and
2. controlling the height and setbacks of buildings and structures; and
3. ensuring activities that can generate significant adverse effects and sensitive activities are well separated from each other.

#### **GRUZ-P3 Small scale commercial activities**

Provide for small-scale commercial activities, where they:

1. support, or are ancillary to primary productive activities; or
2. are ancillary and subordinate to the site's principal residential unit; and
3. are compatible or ~~complementary~~ complementary<sup>9</sup> with the character and qualities of the Zone; and
4. are of size, scale and nature that will not compromise primary production.

#### **GRUZ-P4 Emergency services facilities**

Allow for emergency service facilities but require that they are designed and located to minimise adverse effects on existing activities and the character and qualities of the Zone.

#### **GRUZ-P5 ~~Protecting primary production~~ Reverse sensitivity**<sup>10</sup>

Manage sensitive activities in the General Rural Zone zone ~~zone~~ to ensure:

<sup>4</sup> Silver Fern Farms [172.113], Alliance Group [173.115]

<sup>5</sup> Silver Fern Farms [172.113], Alliance Group [173.115]

<sup>6</sup> Silver Fern Farms [172.113], Alliance Group [173.115]

<sup>7</sup> Waka Kotahi [143.146]

<sup>8</sup> Silver Fern Farms [172.114]

<sup>9</sup> Clause 16(2)

<sup>10</sup> Consequential amendment to Silver Fern Farms [172.116], Rural Contractors [178.7]

1. they are located to avoid adverse effects on primary production and rural industry activities<sup>11</sup>; or
2. if avoidance is not possible, the sensitive activity includes mitigation measures so that there is minimal potential for adverse effects on the sensitive activity from primary production or rural industry activities.<sup>12</sup>

#### GRUZ-P6 Mining and quarrying activities

1. Enable small scale quarry activities (up to 2,000m<sup>2</sup>), subject to requirements to protect the environment and sensitive activities; and
2. Only allow mining and other quarry activities in the General Rrural Zzone where:
  - a. adverse effects on sensitive environments<sup>13</sup> and sensitive activities are avoided, or if avoidance is not possible minimised; and
  - b. adverse effects on primary production and other activities are managed in accordance with appropriate management plans; and
  - c. vehicle access is suitable and safe, and traffic generation can be safely and efficiently accommodated by the surrounding road network; and
  - d. adverse effects on protected rock art and archaeological sites are avoided; and
  - e. adverse effects on local character and qualities are minimised; and
  - f. sites are progressively rehabilitated to enable the establishment of a land use consistent with the surrounding area.

#### GRUZ-P7 Industrial activities, rural industries and other activities

1. Only allow rural industries and other activities (not listed in the rules) in the General Rural Zone where:
  - a. the activity:
    - i. ~~was a~~ legally established use not permitted in the Zzone; or
    - ii. supports primary production; or
    - iii. has a functional need or operational need for the activity to locate within the Zone; and
  - b. the activity is compatible or ~~complementary~~ complementary<sup>14</sup> with the character and qualities of the Zone; and
  - c. there is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; and
  - d. there is adequate water supply provided for firefighting purposes; and
  - e. the scale, location and intensity of the activity will not compromise the efficiency and safety of the roading network; and
  - f. the activity does not constrain existing primary production or the establishment of activities otherwise permitted within the General Rrural Zzone; and
  - g. any adverse effects on primary production, sensitive activities, zone boundaries or sensitive environments are avoided, and if avoidance is not possible, adverse effects are minimised; and
2. Avoid other industrial activities unless:
  - a. the matters under GRUZ-P7.1 above are complied with; and
  - b. the activity:
    - i. can demonstrate that it cannot be provided for in the General Industrial Zone, or an extension of the General Industrial Zone; or
    - ii. is of such a small scale or nature that all adverse effects on primary production, sensitive environment or sensitive activities will be avoided.

<sup>11</sup> Silver Fern Farms [172.116], Rural Contractors [178.7]

<sup>12</sup> Consequential amendment to Silver Fern Farms [172.116], Rural Contractors [178.7]

<sup>13</sup> Clause 16(2) of the RMA

<sup>14</sup> Clause 16(2) RMA

<b>GRUZ-P8</b>	<b>Residential activities (not including workers accommodation listed in GRUZ-P9)</b>
Provide for residential activities in the General Rural Zone where: <ol style="list-style-type: none"> <li>1. fragmentation of rural land for non-primary production activities is avoided; and</li> <li>2. the character and qualities of the General Rural Zone are maintained; and</li> <li>3. the requirements of GRUZ-P5 are met; and</li> <li>4. any minor residential unit is ancillary and subordinate to the site’s principal residential unit.</li> </ol>	
<b>GRUZ-P9</b>	<b>Workers accommodation</b>
Provide for permanent workers accommodation and seasonal workers accommodation to support primary production where: <ol style="list-style-type: none"> <li>1. the site has an area of <sup>at</sup><sup>15</sup> least 40ha <del>hectares</del> for permanent workers accommodation, or 20ha for seasonal workers accommodation; or</li> <li>2. on smaller sites where it can be demonstrated that it is required to meet the needs of the site’s primary production activity; and</li> <li>3. measures are put in place to ensure the workers accommodation cannot be subdivided off or sold separately to the site; and</li> <li>4. the necessary infrastructure is provided and adverse effects on adjoining sites are minimised; and</li> <li>5. the requirements of GRUZ-P5 are met, except for seasonal workers accommodation.</li> </ol>	
<b>GRUZ-P10</b>	<b>Conservation activities</b>
Enable a range of conservation activities where the character and qualities of the General Rural Zone are maintained.	
<b>GRUZ-P11</b>	<b>Wildfire risk</b>
<u>Control the location of woodlots and shelterbelts to reduce the wildfire risk to neighbouring residential properties<sup>16</sup></u>	
<b><del>PRECX3-</del> P1</b>	<b><u>Waihi School Precinct</u></b>
<u>Recognise and provide for educational facilities in the <del>PRECX3</del> - Waihi School Precinct.<sup>17</sup></u>	

**Rules**

**Note:** For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

<b>GRUZ-R1</b>	<b>Primary production and intensive primary production, not otherwise listed in this chapter</b>	
<b>General Rural Zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved with PER-3: Restricted Discretionary</b>
	<b>Where:</b>	
	<b>PER-1</b>	<b>Matters of discretion are restricted to:</b>

<sup>15</sup> Clause 16(2) RMA

<sup>16</sup> TDC [42.46]

<sup>17</sup> Waihi School [236.1, 236.2]

	<p>The activity does not include any offensive trade; and</p> <p><b>PER-2</b> GRUZ-S5 is complied with; and</p> <p><b>PER-3</b> For grazing of stock within 50m of a residential unit under different ownership located in the Māori Purpose Zone, permanent ground cover of no less than 90% must be maintained, except during crop renewal or resowing; <u>and</u></p> <p><b>PER-4</b> For milking sheds and buildings used to house or feed stock are located at least:  <ol style="list-style-type: none"> <li>1. 200m from any land in the Māori Purpose Zone, Settlement Zone and Residential Zones; <u>and</u></li> <li>2. <u>100m from the notional boundary of an existing sensitive activity on a separate site under different ownership.</u><sup>18</sup></li> </ol> <p><u>The setbacks within PER-4 do not apply to movable pig shelters, including farrowing huts 10m<sup>2</sup> in area and less than 2m in height.</u><sup>19</sup></p> <p><b>Note:</b> <del>GRZ-R13 applies to any associated buildings and structures must be constructed in accordance with GRZ-R13.</del></p> </p>	<ol style="list-style-type: none"> <li>1. the ability to manage grazing practices to ensure amenity effects on adjoining neighbours are minimised.</li> </ol> <p><b>Activity status when compliance not achieved with PER-4: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any adverse effect on adjoining properties; and</li> <li>2. mitigation measures.</li> </ol> <p><b>Activity status when compliance not achieved with PER-1 or PER-2: Discretionary</b></p>
<p><b>GRUZ-R2 Pig production for domestic self-subsistence home use</b></p>		
<p><b>-General Rural Zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The pigs are for the subsistence of the people residing on the site and are not sold to anyone not residing on the site; and</p> <p><b>PER-2</b> There is <u>are</u><sup>20</sup> no more than six pigs located on the site and the pigs are setback a minimum distance of 25m from a building</p>	<p><b>Activity status when compliance not achieved: Discretionary</b></p>

<sup>18</sup> Keen et al [46.3]

<sup>19</sup> NZ Pork [247.31]

<sup>20</sup> Clause 16(2) RMA

	<p>containing an existing sensitive activity on a separate site under different ownership; or</p> <p><b>PER-3</b> There <del>is</del> <u>are</u><sup>21</sup> between <del>7</del> <u>seven</u> and 25 pigs on the site and the pigs are setback a minimum distance of:</p> <ol style="list-style-type: none"> <li>1. 50m of a building containing an existing sensitive activity on a separate site under different ownership; and</li> <li>2. 100m of the boundary with a <del>Residential zone</del>, <u>Rural Lifestyle Zone</u>, <del>Rural Settlement Zone</del>, <u>Māori Purpose Zone</u> or <u>Open Space and recreation zone</u>.</li> </ol> <p><b>Note:</b> <del>GRZ-R13 applies to any associated buildings and structures must be constructed in accordance with GRZ-R13.</del></p>	
<p><b>GRUZ-R3 Keeping of poultry for domestic self-subsistence home use</b></p>		
<p><b>General Rural Zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The poultry are for the subsistence of the people residing on the site and <u>the poultry and their eggs</u><sup>22</sup> are not sold to anyone not residing on the site; and</p> <p><b>PER-2</b> There <del>is</del> <u>are</u> no more than 30 birds located on the site; and</p> <p><b>PER-3</b> Any building or structure with an area of less than 50m<sup>2</sup> used to confine chickens is setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p><b>PER-4</b> No roosters are kept within 100m from the notional boundary of an existing sensitive activity on a separate site under different ownership <del>and</del></p>	<p><b>Activity status where compliance not achieved: Discretionary</b></p>

<sup>21</sup> Clause 16(2) RMA

<sup>22</sup> Spiers, B [66.39]

	<b>Note:</b> <del>GRZ-R13 applies to any associated buildings and structures must be constructed in accordance with GRZ-R13.</del>	
<b>GRUZ-R4</b>	<b>Residential units, excluding seasonal workers accommodation and permanent workers accommodation</b>	
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> There is a minimum site area of 40<del>ha</del> <del>hectares</del> per <u>principal principle</u><sup>23</sup> residential unit unless:</p> <ol style="list-style-type: none"> <li>1. the site was created: <ol style="list-style-type: none"> <li>a) before <del>22 September 2022</del> <u>[the date this rule was made Operative]</u><sup>24</sup>; or</li> <li>b) <u>under a subdivision consent approved by Council before [the date this rule was made Operative]</u>,<sup>25</sup> and</li> </ol> </li> <li>2. <u>the site</u> does not contain an existing <u>principal</u><sup>26</sup> residential unit; and</li> </ol> <p><b>PER-2</b> There is a maximum of one minor residential unit per principal residential unit provided under <b>PER-1</b>; and</p> <p><b>PER-3</b> The minor unit has a maximum gross floor area of 80m<sup>2</sup>; and</p> <p><b>PER-4</b> Access to the minor residential unit, including any car parking area provided for the minor residential unit is accessed from the same access as the principal residential unit; and</p> <p><b>PER-5</b> GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-S6 are complied with; and</p> <p><b>PER-6</b> GRUZ-S4 is complied with.</p>	<p><b>Activity status when compliance not achieved with PER-5: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status when compliance not achieved with PER-6: Discretionary</b></p> <p><b>Activity status when compliance not achieved with PER-1 to PER-4: Non-complying</b></p>

<sup>23</sup> Clause 16(2) RMA

<sup>24</sup> MFL [60.42]

<sup>25</sup> MFL [60.42]

<sup>26</sup> Clause 16(2) RMA

	<b>Note:</b> <del>GRZ-R13 applies to a</del> Any accessory buildings and structures <del>must be constructed in accordance with GRZ-R13.</del>	
<b>GRUZ-R5</b>	<b>Residential activities not otherwise listed in this chapter</b>	
<b>General Rural Zone</b>	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <p><b>PER-1</b> GRUZ-S4 is complied with.</p> <p><b>Note:</b> <del>GRZ-R13 applies to a</del>Any associated buildings and structures <del>must be constructed in accordance with GRZ-R13.</del></p>	<b>Activity status when compliance not achieved:</b> Discretionary
<b>GRUZ-R6</b>	<b>Home business <del>not otherwise listed in this chapter, excluding other permitted activities in this chapter</del></b>	
<b>General Rural Zone</b>	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <p><b>PER-1</b> The activity is undertaken entirely within, and <u>is</u> ancillary to the use of, an existing residential unit; and</p> <p><b>PER-2</b> The activity does not occupy a total area greater than 100m<sup>2</sup>; and</p> <p><b>PER-3</b> The resident(s) and a maximum of three other people <u>who do</u> not reside <del>at</del> on the site are employed; and</p> <p><b>PER-4</b> No articles produced by the business are sold or displayed for sale on the premises; and</p> <p><b>PER-5</b> The home business does not involve an offensive trade or a licenced premise.</p> <p><b>Note:</b> <del>GRZ-R13 applies to a</del>Any associated buildings and structures <del>must be constructed in accordance with GRZ-R13.</del></p>	<b>Activity status when compliance not achieved:</b> Discretionary
<b>GRUZ-R7</b>	<b>Educational facilities</b>	

<p><b>General Rural Zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The activity is undertaken within, and <u>is</u> ancillary to the use of, an existing principal residential unit; and</p> <p><b>PER-2</b> The educational facility is for a childcare service, or home schooling; and</p> <p><b>PER-3</b> The maximum number of children attending at any one time is six, excluding any children who <u>reside on site live there</u>; and</p> <p><b>PER-4</b> All the <u>standards</u> of this chapter are complied with.<sup>27</sup></p>	<p><b>Activity status when <del>re</del> compliance not achieved with: <u>Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li>1. <u>the matters of discretion of any infringed standard; and</u></li> <li>2. <u>the location and design of buildings and any proposed car parking and loading areas and access; and</u></li> <li>3. <u>hours of operation; and</u></li> <li>4. <u>noise, disturbance and loss of privacy of neighbours; and</u></li> <li>5. <u>screening and landscaping; and</u></li> <li>6. <u>waste treatment and disposal; and</u></li> <li>7. <u>whether the activity has an operational need or functional need to locate in the General Rural Zone.</u><sup>28</sup></li> </ol>
<p><b>PRECX3 - Waihi School Precinct</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> <u>The educational facility complies with GRUZ-S1 to GRUZ-S3; and</u></p> <p><b>PER-2</b> <u>The educational facility complies with GRUZ-S4.</u><sup>29</sup></p>	<p><b>Activity status when <del>re</del> compliance not achieved with PER-1: <u>Restricted discretionary</u></b></p> <p><b><u>Matters of discretion are restricted to: -</u></b> <u>1. the matters of discretion of any infringed standard(s).</u></p> <p><b>Activity status when <del>re</del> compliance not achieved with PER-2: <u>Discretionary</u></b><sup>30</sup></p>
<p><b>GRUZ-R8</b></p>	<p><b>Supported residential care activities</b></p>	
<p><b>General Rural Zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The supported residential care activity is within, and <u>is</u> ancillary to the use of, an existing principal residential unit; and</p> <p><b>PER-2</b> The maximum occupancy does not exceed six residents, not including any staff; <u>and</u></p>	<p><b>Activity status when <del>re</del> compliance not achieved: <u>Discretionary</u></b></p>

<sup>27</sup> MoE [106.23]

<sup>28</sup> MoE [106.23]

<sup>29</sup> Waihi School [236.1, 236.2]

<sup>30</sup> Waihi School [236.1, 236.2]

**PER-3**  
GRUZ-S4 is complied with.<sup>31</sup>

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<sup>31</sup> Hort NZ [245.126], NZ Pork [247.27]

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<b>GRUZ-R9</b>	<b>Residential visitor accommodation</b>	
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The visitor accommodation is contained within, and <u>is</u> ancillary to the use of, an existing principal residential unit; and</p> <p><b>PER-2</b> The maximum occupancy is six guests per night; <u>and</u></p> <p><b>PER-3</b> <u>GRUZ-S4 is complied with.</u><sup>32</sup></p>	<p><b>Activity status when <u>no</u> compliance not achieved <del>with</del>: Discretionary</b></p>
<b>GRUZ-R10</b>	<b>Conservation activities</b>	
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> Land, buildings, <del>and</del> structures, <u>equipment, machinery, motor vehicles and aircraft</u><sup>33</sup> are used for:</p> <ul style="list-style-type: none"> <li>• <u>1.</u> preservation, protection, restoration, promulgation or enhancement of indigenous species or habitats of indigenous fauna; or</li> <li>• <u>2. weed or</u><sup>34</sup> pest control; or</li> <li>• <u>3.</u> conservation education; or</li> <li>• <u>4.</u> observation or surveying; or</li> <li>• <u>5.</u><sup>35</sup> walking tracks, board walks, pedestrian bridge.</li> </ul> <p><b>Note:</b> <del>GRZ-R13 applies to any associated buildings and structures must be constructed in accordance with GRZ-R13.</del></p>	<p><b>Activity status when <u>no</u> compliance not achieved with PER-1: Discretionary</b></p>
<b>GRUZ-R11</b>	<b>Recreation activities</b>	
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p>	<p><b>Activity status when <u>no</u> compliance not achieved <del>with</del>: Discretionary</b></p>

<sup>32</sup> Hort NZ [245.126], NZ Pork [247.27]

<sup>33</sup> Helicopters Sth Cant. [53.24], NZAAA [132.30]

<sup>34</sup> Helicopters Sth Cant. [53.24], NZAAA [132.30]

<sup>35</sup> Clause 16 RMA

	<p><b>PER-1</b> The activity is not operated as a commercial activity; and</p> <p><b>PER-1A2</b> <u>Notwithstanding PER-1 above, any commercial recreation activity that is undertaken outdoors and involves less than 15 people;<sup>36</sup> and</u></p> <p><b>PER-23</b> Any organised sports comply with GRUZ-S4, 'sensitive activity' in this standard should be read as 'organised sports'; and<sup>37</sup></p> <p><b>Note:</b> <del>GRZ-R13 applies to any associated buildings and structures must be constructed in accordance with GRZ-R13.</del></p>	
<b>GRUZ-R12</b>	<b>Rural produce retail</b>	
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The retail area has a maximum gross floor area of 100m<sup>2</sup> and is set-back a minimum of 10m from a road boundary; and</p> <p><b>PER-2</b> There is no more than one rural produce retail operation per site; and</p> <p><b>PER-3</b> The access to the retail area is from a road, except where the road is a state highway with a speed limit greater than 80km/h; and</p> <p><b>Note:</b> <del>GRZ-R13 applies to any associated buildings and structures must be constructed in accordance with GRZ-R13.</del></p>	<p><b>Activity status where compliance not achieved: Discretionary</b></p>

<sup>36</sup> Rooney Holdings [174.84], Rooney, G.J.H. [191.84], Rooney Group [249.84], Rooney Farms [250.84], Rooney Earthmoving [251.84], TDL [252.84]

<sup>37</sup> RMA Clause 16

<b>GRUZ-R13</b>	<b>Buildings and structures not listed in GRUZ-R17<del>19</del> or GRUZ-R18<del>20</del></b>	
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The building or structure is associated with or ancillary to a permitted activity; and</p> <p><b>PER-2</b> GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-6 are complied with: <u>and</u></p> <p><b>PER-3</b> GRUZ-S4 and GRUZ-S5 are complied with <u>if relevant</u>.</p>	<p><b>Activity status when compliance not achieved with PER-1:</b> The same status as the activity the building or structure is associated with or ancillary to.</p> <p><b>Activity status when compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b> 1. the relevant matters of discretion of any infringed standard.</p> <p><b>Activity status when compliance not achieved with PER-3: Discretionary</b></p>
<b><u>GRUZ-R13A14</u></b>	<b><u>Full or partial demolition of buildings or structures</u></b> <sup>38</sup>	
<b><u>General Rural Zone</u></b>	<b><u>Activity status: Permitted</u></b>	<b><u>Activity status when compliance not achieved: Not applicable</u></b>
<b>GRUZ-R14<del>15</del></b>	<b>Use of <u>permanent</u> airstrips and helicopter landing sites</b>	
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The flights are for emergency purposes such as medical evacuations, search and rescue, firefighting or civil defence; or</p> <p><b>PER-2</b> The <u>permeant</u> airstrip or helicopter landing site is use is for primary production including spraying, stock management, fertiliser application or frost protection for:</p> <ol style="list-style-type: none"> <li>1. <u>used for</u> a maximum of <u>30 seven</u> days within any <u>12three</u> month period where the airstrip or helicopter landing site is setback between 500m- <u>to</u> 1,000m from:             <ol style="list-style-type: none"> <li>a. any <u>R</u>residential zone; and</li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: <u>Restricted Discretionary</u></b><sup>43</sup></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li>1. <u>the extent of non-compliance with PER-2 and PER-3; and</u></li> <li>2. <u>the extent to which helicopter noise limits specified within Table 1 of NZS6807:1994 are complied with; and</u></li> <li>3. <u>the level, duration and character of the noise; and</u></li> <li>4. <u>proximity and nature of nearby activities and the adverse effects they may experience from the noise; and</u></li> <li>5. <u>the existing noise environment; and</u></li> <li>6. <u>effects on amenity values and anticipated character of the receiving environment; and</u></li> </ol>

<sup>38</sup> NZHHA [184.2]

<sup>43</sup> Helicopters Sth Cant. [53.25], NZAAA [132.31]

	<p>b. the notional boundary of a building containing an <u>existing noise sensitive activity, on a separate site under different ownership not located on the site of the airstrip or helicopter land site</u>;<sup>39</sup> or</p> <p>2. <del>the airstrip or helicopter landing site is</del> setback greater than 1,000m from:</p> <p>a. any <del>R</del>residential zone; and</p> <p>b. the notional boundary of a building containing an <u>existing noise sensitive activity, on a separate site under different ownership not located on the site of the airstrip or helicopter land site</u>; or<sup>40</sup></p> <p>3. <u>being used by non-commercial small fixed-wing aircraft within the following limits:</u></p> <p>a. <del>Where</del> <u>where an airstrip is located within a 500m of any <del>R</del>residential zone or the notional boundary of a building containing an existing noise sensitive activity, on a separate site under different ownership:</u></p> <p>i. <del>No</del> <u>no more than 20 take offs and 20 landings per month;</u></p> <p>ii. <del>Fly-in</del> <u>'fly-in' events (where multiple aircraft fly onto a property) are not included in the calculation for (1)(a) and are limited to no more than 12 events per calendar year; and</u></p> <p>iii. <del>Nighttime</del> <u>movements (between 10.00pm and 7.00am) are subject to the permitted activity nighttime noise standard NOISE-S2.</u></p> <p>b. <del>Where</del> <u>where an airstrip is located between 500m and 1,000m from any <del>R</del>residential zone or the notional boundary of a building containing an existing noise sensitive activity, on a separate site under different ownership, no maximum use limitations or noise</u></p>	<p>7. <u>effects on health and well-being of people; and</u></p> <p>8. <u>noise mitigation measures; and</u></p> <p>9. <u>the practicality of utilising alternative sites.</u></p>
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<sup>39</sup> Evans, J [45.1], McAuley, S [57.1], Aubrey, L [59.1], Station Air [61.1], Pemberton, S [64.1], Cessna 180/185 Group et al [201.1], Coldicott, J. M. [118.1], Coldicott, G [254.1]

<sup>40</sup> Evans, J [45.1], McAuley, S [57.1], Aubrey, L [59.1], Station Air [61.1], Pemberton, S [64.1], Cessna 180/185 Group et al [201.1], Coldicott, J. M. [118.1], Coldicott, G [254.1]

	<p><u>limits apply between 7.00am and 10.00pm but the permitted activity nighttime noise standard NOISE-S2 applies outside of these hours; and</u></p> <p><u>c. <del>Where</del> an airstrip is located over 1,000m from any <del>Residential</del> zone or the notional boundary of a building containing an existing noise sensitive activity, on a separate site under different ownership no maximum use limitations or noise limits apply (whether day or night).<sup>41</sup></u></p> <p><b>PER-3</b> Take offs or landings must not exceed 10 per month; and the airstrip or landing site is setback a minimum of 500m from:</p> <ol style="list-style-type: none"> <li>1. any Residential zone; and</li> <li>2. the notional boundary of a building containing a noise sensitive activity, not located on the site of the airstrip or helicopter land site.<sup>42</sup></li> </ol>	
<p><b>GRUZ-R4A16</b></p>	<p><b>Aircraft and <del>Helicopter</del> <del>M</del>movements outside of permanent airstrips and helicopter landing sites<sup>44</sup></b></p>	
<p><b>General Rural Zone</b></p>	<p><b><u>Activity status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b>PER-1</b> <u>Aircraft and <del>Helicopter</del> <del>M</del>movements are used for emergency purposes only such as medical emergencies, search and rescue or firefighting; or</u></p> <p><b>PER-2</b> <u>Aircraft and <del>Helicopter</del> <del>M</del>movements are associated with purposes ancillary to rural production including topdressing, spraying, stock management, fertiliser application, and frost mitigation, including the incidental landing and take-off of helicopters during their normal course of operation; or</u></p> <p><b>PER-3</b></p>	<p><b><u>Activity status where compliance not achieved: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li>1. <u>the extent to which helicopter noise limits specified within Table 1 of NZS6807:1994 are complied with; and</u></li> <li>2. <u>the level, duration and character of the noise; and</u></li> <li>3. <u>proximity and nature of nearby activities and the adverse effects they may experience from the noise; and</u></li> <li>4. <u>the existing noise environment; and</u></li> <li>5. <u>effects on amenity values and anticipated character of the receiving environment; and</u></li> <li>6. <u>effects on health and well-being of people; and</u></li> </ol>

<sup>41</sup> Evans, J [45.1], McAuley, S [57.1], Aubrey, L [59.1], Station Air [61.1], Pemberton, S [64.1], Cessna 180/185 Group et al [201.1], Coldicott J. M. [118.1], Coldicott, G [254.1]

<sup>42</sup> Helicopters Sth Cant. [53.25], NZAAA [132.31], Federated Farmers [182.201], Talbot, J [79.1]

<sup>44</sup> Helicopters Sth Cant. [53.25], NZAAA [132.31], Federated Farmers [182.201], Talbot, J [79.1]

	<p>All other aircraft and helicopter movements must be setback greater than 100m from:</p> <ol style="list-style-type: none"> <li>any residential zone; and</li> <li>the notional boundary of a building containing an existing noise sensitive activity, on a separate site under different ownership.<sup>45</sup></li> </ol>	<ol style="list-style-type: none"> <li>noise mitigation measures; and</li> <li>the practicality of utilising alternative sites.<sup>46</sup></li> </ol>
<b>GRUZ-R4517</b>	<b>Shelterbelts and woodlots<sup>47</sup></b>	
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The height of any shelterbelt trees<sup>48</sup> located within 100m of a residential unit on an adjoining site are contained within an envelope defined by a recession plane of 1m vertical for every 3.5m horizontal that originates from the closest point of the residential unit; and</p> <p><b>PER-2</b> Shelterbelt trees<sup>49</sup> are not in such a position that they cause icing of a road as a result of shading the road between 10.00am and 2.00pm on the shortest day; and</p> <p><b>PER-3</b> Any shelterbelt or woodlot shall be setback 30m from any residential unit or other principal building on an adjoining property.<sup>50</sup></p>	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>height and setback of trees from property boundaries and roads; and</li> <li>shading of residential units houses; and</li> <li>shading of roads; and</li> <li>traffic safety; and</li> <li>tree species; and</li> <li>wildfire risk on buildings.<sup>51</sup></li> </ol>
<b>GRUZ-R4618</b>	<b>Quarries and quarrying activities up to 2,000m<sup>2</sup>:</b>	
<b>General Rural Zone</b>	<ol style="list-style-type: none"> <li>up to 2,000m<sup>2</sup> (not in the bed of a river); and</li> <li>in the bed of a river, which is authorised under the Regional Plan either as a permitted activity, or through a resource consent having been obtained from the Canterbury Regional Council<sup>52</sup></li> </ol>	<p><b>Activity status when compliance not achieved: Discretionary</b></p>

<sup>45</sup> Helicopters Sth Cant. [53.25], NZAAA [132.31], Federated Farmers [182.201], Talbot, J [79.1]

<sup>46</sup> Helicopters Sth Cant. [53.25], NZAAA [132.31], Federated Farmers [182.201], Talbot, J [79.1]

<sup>47</sup> TDC [42.46]

<sup>48</sup> Clause 16(2) of the RMA

<sup>49</sup> Clause 16(2) of the RMA

<sup>50</sup> TDC [42.46]

<sup>51</sup> TDC [42.46]

<sup>52</sup> ECan [183.147], Road Metals [169.44], Fulton Hogan [170.46]

	<p>The quarry is not within 10m of a site boundary; and</p> <p><b>PER-2</b> The quarry is not within 50m of a rock art site; and<sup>53</sup></p> <p><b>PER-32</b> The quarry is not located within 500m of an existing sensitive activity located on another site or the boundary of any of the Residential zones, Rural Lifestyle Zone, Rural Settlement Zone, Māori Purpose Zone or Open Space and Recreation zones; and</p> <p><b>PER-43</b> Except where an Archaeological authority has been obtained from <b>Heritage New Zealand Pouhere Taonga HNZPT</b>, the activity shall be undertaken in accordance with <del>the</del> Accidental Discovery Protocol commitment form, contained within APP4 - Form confirming a commitment to adhering to an Accidental Discovery Protocol, has been completed and submitted to Council, at least 2 weeks prior to the commencement of any earthworks.<sup>54</sup></p> <p><b>Note:</b> <del>GRZ-R13 applies to any associated buildings and structures must be constructed in accordance with GRZ-R13.</del></p>	
<b>GRUZ-R1719</b>	<b>Crop support structures</b>	
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> GRUZ-S1, GRUZ-S2 and GRUZ-S6 are complied with.</p>	<p><b>Activity status where compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the relevant matters of discretion of any infringed standard.</li> </ol>
<b>GRUZ-R1820</b>	<b>Artificial crop protection structures</b>	
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p>	<p><b>Activity status where compliance not achieved: Restricted discretionary</b></p>

<sup>53</sup> Clause 16(2)

<sup>54</sup> Pye Group [35.1], NZDF [151.11], Alliance Group [173.46], Rooney Holdings [174.98], GJH Rooney [191.98], Rooney Group [249.98], Rooney Farms [250.98], Rooney Earthmoving [251.98] and TDL [252.98]

	<p><b>PER-1</b> The structure(s) <del>is are</del> open at the side; or</p> <p><b>PER-2</b> Dark green or black cloth is used for all vertical faces <u>located within 20m of the boundary of the site;</u><sup>55</sup> and</p> <p><b>PER-3</b> The structure meets the following setbacks: 1. <del>F</del><del>or</del> structure(s) less than 4m high, <u>measured from existing ground level</u>, the structure(s) are setback a distance of: a. 10m from road boundaries; <u>or</u> b. 20m from road boundaries that are a national, regional or district arterial road; <u>and</u> c. 15m from a non-road boundary of a site in different ownership; and 2. <del>F</del><del>or</del> structure(s) greater than 4m in height, <u>measured from existing ground level</u>, then the horizontal setback distance between the boundary and the structure should increase a further 5m than that stated above for every 2m increase in height, <del>and</del></p> <p><b>PER-4</b> The structure(s) are collectively no longer than 100m (measured parallel to any common boundary with a site in different ownership).<sup>56</sup></p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <del>F</del><del>or</del> the extent of visual impacts including; limiting view shafts and panoramas from properties and public areas; changing the character of a location; changing the naturalness of the landscape; and creating an incongruous colour variation; and</li> <li>2. the extent of shading adverse effects on adjoining sites, activities and roads; and</li> <li>3. mitigation measures.</li> </ol>
<p><b>GRUZ-R4921</b></p>	<p><b>Seasonal workers accommodation</b></p>	
<p><b>General Rural Zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> It is located on a site larger than 40<u>ha</u> <del>hectares</del> unless the site: 1. was created before the 22 September 2022; and 2. does not contain an existing <u>residential household</u> <del>household</del> unit; and</p>	<p><b>Activity status when compliance not achieved with PER-1 to PER-7, and PER-9<sup>58</sup>: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. adequacy of drinking water supply; and</li> <li>2. adequacy of water supply for firefighting purposes; and</li> <li>3. the size of the site to accommodate a discharge to ground; and</li> </ol>

<sup>55</sup> Hort NZ [245.120]

<sup>56</sup> Hort NZ [245.120]

<sup>58</sup> Clause 16(2) RMA

<p><b>GRUZ-R2022</b></p>	<p>3. is located on a site larger than 20ha; and</p> <p><b>PER-2</b> The site or buildings are occupied for a period not exceeding 180 days per year (occupancy records must be kept by the owner and made available to <del>Timaru District Council</del> upon request); and</p> <p><b>PER-3</b> The site/buildings are not used for visitor accommodation; and</p> <p><b>PER-4</b> All employees residing in the seasonal worker accommodation are employed in a primary production, rural industry or post-harvest facility located on, or off the site; and</p> <p><b>PER-5</b> No more than 20 people live in the seasonal worker accommodation; and</p> <p><b>PER-6</b> The total gross floor area of all buildings used for seasonal worker accommodation is less than 500m<sup>2</sup>; and</p> <p><b>PER-7</b> Any camping area has a maximum area of 1,000m<sup>2</sup> and is setback a minimum distance of 100m from the nearest residential unit located on another site; and</p> <p><b>PER-8</b> GRUZ-S4 is complied with; <u>and</u></p> <p><b>PER-9</b> <u>GRUZ-S1, GRUZ-S2, GRUZ-S3, and GRUZ-S6 are is complied with.</u><sup>57</sup></p> <p><b>Note:</b> <del>GRZ-R13 applies to any associated buildings and structures must be constructed in accordance with GRZ-R13.</del></p>	<p>4. methods to manage effects on existing activities, including the provision of screening, landscaping, and methods for noise management; and</p> <p>5. extent to which the design and management of facility complies with the Code of Practice for Able Bodied Seasonal Workers; and</p> <p>6. extent to which future subdivision around the seasonal worker accommodation is restricted; and</p> <p>7. the matters of discretion listed in GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-6 if any of those standards are infringed.</p> <p><b>Activity status where compliance not achieved with PER-8: Discretionary</b></p>
	<p><b>Permanent workers accommodation</b></p>	

<sup>57</sup> Clause 16(2) RMA

<p><b>General Rural Zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The activity is located on a site larger than 80 40ha hectares; and</p> <p><b>PER-2</b> An employment contract for the permanent full-time worker(s) who will reside in the worker's accommodation is provided to Timaru District Council at the time of a building consent application and is available upon request; and</p> <p><b>PER-3</b> It is located on the same site where the permanent full-time worker is employed; and</p> <p><b>PER-4</b> GRUZ-S1, GRUZ-S2, GRUZ-S3, and GRUZ-6 are is complied with; and<sup>59</sup></p> <p><b>PER-5</b> GRUZ-S4 is complied with.<sup>60</sup></p> <p><b>Note:</b> GRZ-R13 applies to any associated buildings and structures must be constructed in accordance with GRZ-R13.</p>	<p><b>Activity status where compliance not achieved with PER-1, or PER-2, or PER-4: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the suitability of any documentary evidence that confirms the accommodation is provided for people that are employed on the site; and</li> <li>2. the extent to which the permanent workers accommodation is required to be provided on site to meet the needs of the site's primary production activity; and</li> <li>3. the extent of subject workers accommodation provided on the site; and</li> <li>4. the location of workers accommodation; and</li> <li>5. adequacy of drinking water supply; and</li> <li>6. adequacy of water supply for firefighting purposes; and</li> <li>7. the size of the site to accommodate a discharge to ground; and</li> <li>8. methods to manage effects on existing activities, including the provision of screening, setbacks, landscaping, and methods for noise management; and</li> <li>9. extent to which future subdivision around the workers accommodation is restricted; and</li> <li>10. the matters of discretion listed in GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-S4<sup>6</sup> if any of those standards are infringed.</li> </ol> <p><b>Activity status where compliance not achieved with PER-3: Non-Complying</b></p> <p><b>Activity status where compliance not achieved with PER-4: Discretionary<sup>61</sup></b></p>
<p><b>GRUZ-R2423</b></p>	<p><b>Rural industry</b></p>	

<sup>59</sup> Clause 16(2) RMA

<sup>60</sup> Clause 16(2) RMA

<sup>61</sup> Clause 16(2) RMA

<p><b>General Rural Zone</b></p>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS-1</b> The activity is not an offensive trade.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the suitability of the location, site design and layout; and</li> <li>2. the intensity and scale of the activity; and</li> <li>3. the extent of adverse effects on existing or permitted activities; and</li> <li>4. the extent of adverse effects on the safe and efficient operation of the road network, and suitability of on-site loading, manoeuvring and access; and</li> <li>5. the provision of infrastructure to service the activity; and</li> <li>6. measures to avoid, mitigate or remedy adverse effects.</li> </ol> <p><b>Note:</b> <del>GRZ-R13 applies to any associated buildings and structures must be constructed in accordance with GRZ-R13.</del></p>	<p><b>Activity status where compliance not achieved: <del>Non-complying</del> <u>Discretionary</u></b><sup>62</sup></p>
<p><b>GRUZ-R224</b></p>	<p><b>Emergency services facilities</b></p>	
<p><b>General Rural Zone</b></p>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. suitability of the location, site design and layout; and</li> <li>2. the intensity and scale of the activity; and</li> <li>3. extent of adverse effects on existing activities or permitted activities; and</li> <li>4. extent of adverse effects on the safe and efficient operation of the road network, and suitability of on-site loading, manoeuvring and access; and</li> <li>5. provision of infrastructure to service the activity; and</li> <li>6. measures to avoid, mitigate or remedy adverse effects.</li> </ol> <p><b>Note:</b> <del>GRZ-R13 applies to any associated buildings and structures must be constructed in accordance with GRZ-R13.</del></p>	<p><b>Activity status where compliance not achieved: Not applicable</b></p>

<sup>62</sup> Silver Fern Farms [60.44]

GRUZ- R2325	Expansion of existing consented quarries	
General Rural Zone	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS-1</b> The entirety of the existing quarry operation<sup>63</sup> has an existing land use consent from <del>Timaru District Council</del>; and</p> <p><b>RDIS-2</b> The expansion of the existing quarry does not increase:</p> <ol style="list-style-type: none"> <li>1. the rate of production beyond existing consented levels;<sup>5</sup> and</li> <li>2. the hours of operation; and</li> </ol> <p><b>RDIS-3</b> The expansion does not occur within:</p> <ol style="list-style-type: none"> <li>1. 500m of an existing sensitive activity located on another site, or the boundary of a <del>Residential zone, Rural Lifestyle Zone, Rural Settlement Zone, Māori Purpose Zone or Open Space and recreation zone</del>; or</li> <li>2. 20m of a site boundary; or</li> <li>3. 100m of a riparian margin; or</li> <li>4. the mapped <del>Drinking Water Protection Overlay</del>; or</li> <li>5. an <del>ONL, ONF, SNA, HNWB, VAL, the coastal environment, a SASM, and a historic heritage item or heritage setting, outstanding natural landscape or feature, significant natural area, high naturalness water body, visual amenity landscape, the coastal environment, a site or area of significance to Māori and a heritage item or setting.</del></li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. adverse effects on the visual amenity <u>values</u> and landscape character and the location and scale of any buildings; and</li> <li>2. the extent of dust nuisance, land instability, and contamination; and</li> <li>3. adverse effects on the margins of water-bodies; and</li> </ol>	<p><b>Activity status where compliance not achieved: Discretionary</b></p>

<sup>63</sup> Fulton Hogan [170.47], Road Metals [169.45]

	<p>4. rehabilitation of the site; and</p> <p>5. the commitment to implement appropriate accidental discovery protocol, in accordance with <del>the commitment form contained within APP4 - Form confirming a commitment to adhering to an</del> <u>Accidental Discovery Protocol</u>; and</p> <p>6. <u>the extent of adverse effects on the safe and efficient operation of the road network</u>; and <sup>64</sup></p> <p>7. <u>the potential adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, and any measures to avoid, remedy or mitigate adverse effects.</u> <sup>65</sup></p> <p><b>Note:</b> <del>GRZ-R13 applies to any associated buildings and structures must be constructed in accordance with GRZ-R13.</del></p>	
<b>GRUZ-R2426</b>	<b>Mining and quarrying not listed in GRUZ-R1618 or GRUZ-R2325</b>	
General Rural Zone	<p>Activity status: Discretionary</p> <p><del>Note: Pursuant to section 88 of the RMA, any application made under this provision must contain a rehabilitation plan and an accidental discovery protocol.</del></p>	Activity status when compliance not achieved: Not applicable
<b>GRUZ-R2527</b>	<b>Rural tourism activities</b>	
General Rural Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable
<b>GRUZ-R2628</b>	<b>Health care <u>facilities</u> and community facilities <u>not otherwise listed in this chapter</u> <sup>66</sup></b>	
General Rural Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable
<b>GRUZ-R2729</b>	<b>Expansion of existing legally established industrial activities, excluding mines and quarries</b>	
General Rural Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable

<sup>64</sup> Waka Kotahi [143.151]

<sup>65</sup> TRoNT [185.8] – Memorandum of Rachael Pull, 31 March 2025, page 3.

<sup>66</sup> [Schedule 1, cl16\(2\)](#)

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<b>GRUZ- R27A.30</b>	<b>Cleanfill areas</b>	
<b>General Rural Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status where compliance not achieved: Not applicable<sup>67</sup></b>

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<sup>67</sup> Enviro NZ [162.17]

<b>GRUZ-R231</b>	<b>Any activities not otherwise listed in the Rules section of this chapter</b>	
<b>General Rural Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>GRUZ-R232</b>	<b>New industrial activities not listed in GRUZ-R2423</b>	
<b>General Rural Zone</b>	<b>Activity status: Non-complying</b>	<b>Activity status where compliance not achieved: Not applicable</b>

## Standards

<b>GRUZ-S1</b>	<b>Height of buildings and structures</b>	
<b>General Rural Zone</b>	<p>The height of buildings and structures must not exceed:</p> <ol style="list-style-type: none"> <li>9m for residential units; <u>or</u></li> <li>15m for other buildings and structures, except silos; <u>or</u></li> <li>25m for silos.</li> </ol> <p>Height shall be measured from the <b>existing</b> ground level <b>prior to any works commencing</b>.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>dominance in the landscape; and</li> <li>overlooking and loss of privacy of adjacent residential units; and</li> <li>shading of adjacent residential units; and</li> <li>landscaping; and</li> <li>adverse effects on existing primary production facilities; and</li> <li>measures to avoid or mitigate adverse effects; <u>and</u></li> <li><u>effects on radiocommunication activities conducted at the radiocommunication facilities at Fairview.</u><sup>68</sup></li> </ol>
<b>GRUZ-S2</b>	<b>Height in relation to boundary</b>	
<b>General Rural Zone</b>	<p>Buildings and structures (except irrigator, crop support structures and artificial crop protection structures) must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in <i>APP8 - Recession Planes</i>.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>any adverse effects on solar access to habitable rooms and outdoor living areas; and</li> <li>any adverse effects resulting from the bulk and dominance of buildings and structures on existing activities; and</li> <li>measures to avoid or mitigate adverse effects.</li> </ol>
<b>GRUZ-S3</b>	<b>Boundary setbacks for buildings and structures</b>	
<b>General Rural Zone</b>	<p><b>1.</b><sup>69</sup> <u>New buildings and structures (excluding fences, irrigators, water troughs, <u>water tanks</u>,<sup>70</sup> crop support structures and artificial crop protection</u></p>	<p><b>Matters of discretion where compliance not achieved with GRUZ-S3.1</b><sup>69</sup> <u>are restricted to:</u></p> <ol style="list-style-type: none"> <li>location of buildings and structures; and</li> </ol>

<sup>68</sup> Radio NZ [152.57]

<sup>69</sup> Schedule 1, Clause 10(2)

<sup>70</sup> Maze Pastures [41.6], MFL [60.45]

	<p>structures) shall be setback the following minimum distances:</p> <ol style="list-style-type: none"> <li>a. 20m from all national, regional or district arterial road boundaries; and</li> <li>b. 10m from all other road boundaries; and</li> <li>c. 10m from any other site boundary in a different ownership.</li> </ol> <p><b>2. New buildings must be setback from the boundary of designation KRH-1:</b></p> <ol style="list-style-type: none"> <li>a. <b>Aa minimum of 2m where the building is a single storey; or</b></li> <li>b. <b>Aa minimum of 5m where the building is more than two storeys.<sup>71</sup></b></li> </ol>	<ol style="list-style-type: none"> <li>2. the extent of adverse effects including noise, smell, visual, character, privacy, shading and dominance; and</li> <li>3. measures to avoid and mitigation adverse effects.</li> </ol> <p><b>Matters of discretion where compliance not achieved with GRUZ-S3.2 are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <b><u>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and</u></b></li> <li>2. <b><u>The safe and efficient operation of the rail network.<sup>71</sup></u></b></li> </ol>
<p><b>GRUZ-S4 Setbacks for sensitive activities</b></p>		
<p><b>General Rural Zone</b></p>	<ol style="list-style-type: none"> <li>1. No new sensitive activity may be established within 500m from:             <ol style="list-style-type: none"> <li>a. the closest outer edge of any paddocks, hard-stand areas, structures or buildings used to house stock, or treatment systems, used for an intensive primary production activity; and</li> <li>b. an existing farm effluent disposal area; and</li> <li>c. a lawfully established quarry or mine; <u>and</u></li> </ol> </li> <li>2. No new building for a sensitive activity may be erected <u>and no new sensitive activity may be established in an existing residential unit<sup>72</sup></u> within 20m from any other site boundary in a different ownership where a primary production activity is being conducted, unless the site existed prior to 22 September 2022, in which case a 10m setback applies; <u>and</u></li> <li>3. No new building for a sensitive activity may be erected within <del>23</del><sup>73</sup>30m of an existing shelter belt; <u>and</u></li> <li>4. <u>No new sensitive activity may be established within XX 250m from the</u></li> </ol>	<p><b><u>Matters of discretion are restricted to:<sup>77</sup></u></b> <b><u>Not applicable</u></b></p>

<sup>71</sup> Panel Decision Report Part 3, Section 3.2

<sup>72</sup> Hort NZ [245.127], NZ Pork [247.28]

<sup>73</sup> Consequential amendment to HortNZ [245.118]

<sup>77</sup> Schedule 1, cl16(2)

	<p><u>boundary of any area used for the discharge of industrial trade waste generated by the PREC#8 - Clandeboye Dairy Manufacturing Precinct at Fonterra Clandeboye site; and</u><sup>74</sup></p> <p>5. <u>No new noise sensitive activity may be established within 100m of an existing or consented frost fan.</u><sup>75</sup></p> <p>Except that these setbacks do not apply to a new sensitive activity being established within the same site on which a lawfully established intensive primary production activity; effluent disposal <u>area</u>; <u>shelterbelt</u>;<sup>76</sup> quarry or mine; is located.</p> <p><b>Note:</b> <del>The CRC Canterbury Regional Council</del> regulates the discharge of contaminants into air from animal effluent in the Canterbury Air Regional Plan.</p>	
<b>GRUZ-S5</b>	<b>Intensive primary production activities and new farm effluent disposal areas</b>	
<b>General Rural Zone</b>	<p>1. Prior to the establishment of:</p> <ul style="list-style-type: none"> <li>a. a new intensive primary production activity; or</li> <li>b. the expansion of an existing intensive primary production activity; or</li> <li>c. a new farm effluent disposal area;</li> </ul> <p>a plan showing the location of all paddocks, hard-stand areas, structures, buildings used to house stock, and treatment systems associated with the intensive primary production activity shall be provided to Council's <del>District Planning Unit</del>; and</p> <p>2. No new:</p> <ul style="list-style-type: none"> <li>a. intensive primary production (including expansion of an existing intensive primary production), except calf rearing for less than three months in any calendar year; or</li> <li>b. farm effluent disposal area (including expansion of an existing farm effluent area);<sup>77</sup></li> </ul> <p>may be established within:</p>	<b>Matters of discretion are restricted to: Not applicable</b>

<sup>74</sup> Fonterra [165.129]

<sup>75</sup> NZ Fans [255.27] – Hearing F

<sup>76</sup> Clause 16(2) RMA

	<ul style="list-style-type: none"> <li>i. 500m of the notional boundary of an existing sensitive activity on a separate site under different ownership; or</li> <li>ii. 100m of the boundary with a separate lot under different ownership; or</li> <li>iii. 1,000m of the boundary with any of the Residential zones, the Rural Lifestyle Zone, Rural Settlement Zone, Māori Purpose Zone or Open Space and recreation zones.</li> </ul>	
<b>GRUZ-S6</b>	<b>Geraldine Downs Walking and Cycling Track <u>Specific Control Area</u></b>	
<b>Geraldine Downs <u>Walking and Cycling Tracks Specific Control Area</u></b>	Buildings, structures, quarries or mines must not be located in the Geraldine Downs <u>Walking and Cycling Tracks Specific Control Area</u> identified on the planning map.	<b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. safety of users of network; and</li> <li>2. impact on alignment and to connections to and within the network.</li> </ol>