

GRUZ – General Rural Zone

Introduction

The General Rural Zone encompasses the largest proportion of the rural area of the Tararua and is the largest zone by area. The General Rural Zone is characterised by open landscapes interspersed with buildings or structures. Typical land cover includes pasture, crops, forestry, and indigenous vegetation. Character and amenity values of the zone include spaciousness, sparsely developed landscape, vegetation cover, and the presence of a productive farming environment. The zone is used primarily for primary production (including intensive primary production). It is the area of generally undulating-to-hilly land inland of the coast, and extending through to the Ruahine Range in the west, and has a diverse range of land uses. The predominant land use is pastoral (the backbone of the District's economy) although the zone includes production forestry blocks and the conservation estates of the Ruahine Range, which forms the backdrop to the District. The General Rural Zone also encompasses the coastal environment of the District.

Development within the general rural zone also has the potential to adversely affect the health and well-being of the district's river catchments. While recognising the importance of primary production activities, this plan affords careful consideration to the potential impacts of vegetation clearance, earthworks, effluent and stormwater runoff associated with rural development and activities.

Rural character is defined by the elements that comprise the wide rural environment including:

- Large tracts of indigenous vegetation.
- Extensive pastoral grasslands of moderate to steep terrain used for grazing stock and crops.
- Substantial areas of plantation forestry and areas of scrub.
- River valleys, waterfalls and gorges, streams, lakes and wetlands that are generally free from development.
- Open coastal landscapes containing natural features and scenic vistas.
- A low density widely spaced built form, with buildings highly dispersed in the wider landscape.

The rural environment is generally sparsely settled and is characterised by a predominance of open space. There are a small number of commercial or industrial activities within the rural environment that are of a small scale and largely service the primary production sector and rural communities. The rural landscape also supports a range of recreational activities, such as hunting and fishing in the rural area focusing on the extensive local Rivers, the Ruahine Ranges and the coast.

Rural land contained within the General Rural Zone is a significant resource due to the economic value of primary production activities to the Tararua, and the associated processing and service industries. This in turn contributes to the vitality of the urban environment of the District. The National Policy Statement for Highly Productive Land directs to protect highly productive land for use in land-based primary production. Highly productive land is situated throughout the General Rural Zone and is at threat of inappropriate land use, subdivision and development. Activities that are not land based primary production are to be carefully managed where they are located on highly productive land to ensure the productive capacity is protected.

Our District is increasingly seen as an attractive place to reside. Rural lifestyle living provides a residential choice for people wanting a lifestyle on larger sites, with the opportunity to carry out small scale productive activities in a rural setting. The Rural Lifestyle Zone provides opportunities for rural lifestyle living whilst the General Rural Zone provides for further opportunities for rural lifestyle living, in appropriate locations and to an appropriate scale, insofar as it does not risk the loss and fragmentation of the rural character, productive land, and productive potential of the land within the Tararua.

Objectives

GRUZ-O1 The General Rural Zone is predominantly used for primary production activities (including intensive primary production) and ancillary activities that have a functional or operational need to be located in the General Rural Zone.

GRUZ-O2 The predominant character of the General Rural Zone is maintained, which includes:

1. Areas of agriculture, crops, pasture, forestry (indigenous and plantation), and the presence of a large number of farmed animals;
2. A sparsely developed landscape with open space between buildings that are predominantly used for agricultural, pastoral and horticultural activities (e.g. barns and sheds), low density rural living (e.g. farmhouses, seasonal worker accommodation, and a small degree of rural lifestyle), and community activities (e.g. rural halls, domains, and schools);
3. A range of noises, smells, light overspill, and traffic, often on a cyclic and seasonal basis, generated from the production, manufacture, processing and/or transportation of raw materials derived from primary production and ancillary activities;
4. Scattered existing rural industry facilities associated with the use of the land for intensive primary production, quarrying activities, and cleanfills; and
5. The presence of rural infrastructure, including rural roads, state highways, the National Grid and the on-site disposal of wastewater, and a general lack of urban infrastructure, such as street lighting, solid fences, and footpaths.

GRUZ-O3 Activities are managed to ensure rural character and amenity and, where applicable, the natural character and amenity values present within the coastal environment are maintained.

GRUZ-O4 The primary productive purpose and predominant character of the General Rural Zone are not compromised by the establishment of potentially incompatible activities and sensitive activities are designed and located to avoid or mitigate reverse sensitivity effects and incompatibility with primary production, other land uses activities and key transport corridors in the General Rural Zone.

GRUZ-O5 Protect the primary productive values of highly productive soils and ensure the adverse effects of activities do not compromise their physical, chemical, and biological properties.

GRUZ-O6 Rural lifestyle subdivision and development is managed in a way that avoids additional fragmentation of productive land and its productive potential.

Policies

GRUZ-P1 To enable primary production (including intensive primary production) and ancillary activities, that have a functional or operational need to be located in the General Rural Zone, recognising the primary productive purpose and predominant character and amenity of the General Rural Zone.

GRUZ-P2 To ensure incompatible activities do not locate in the General Rural Zone where the activity:

1. Undermines the primary productive purpose and predominant character of the General Rural Zone;
2. Constrains the establishment and use of land for primary production;

3. Result in reverse sensitivity and/or lead to land use conflict; and/or
4. Does not have a functional or operational need for a rural location.

- GRUZ-P3** Avoid inappropriate subdivision in the General Rural Zone that will result in sites that are of a size, scale, or location that is contrary to the anticipated purpose, character, and amenity values of the zone, by:
1. Limiting small lot subdivision within the General Rural Zone to areas where there is limited productive potential and where it does not compromise the use of land for primary production activities; and
 2. Recognising the cumulative effects associated with small lot subdivision on the productive use and potential within the General Rural Zone.
- GRUZ-P4** To manage the scale of rural industry and commercial activities to ensure that they remain compatible with the primary productive purpose of the General Rural Zone, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.
- GRUZ-P5** Provide for development, use and subdivision where it maintains or enhances the purpose, character and amenity of the General Rural Zone, by:
1. Enabling and promoting openness and predominance of vegetation;
 2. Enabling and promoting a productive working landscape;
 3. Enabling primary production and ancillary activities that have a functional or operational need to be located in the General Rural Zone;
 4. Providing for varying forms, scale, and separation of structures associated with primary production activities;
 5. Managing the density and location of residential development;
 6. Ensuring allotments can be self-serviced;
 7. Retaining a clear delineation and contrast between the Tararua’s rural areas and urban areas; and
 8. Avoiding, remedying, or mitigating reverse sensitivity effects.
- GRUZ-P6** Recognise the economic and employment benefits from rural based industry while ensuring rural based industry is designed, located and operated to internalise adverse effects on the environment as far as practicable by:
1. Ensuring the scale, location and operation of the rural based industry is consistent with the capacity, design and function of the roading hierarchy; and
 2. Ensuring the operation of the rural based industry does not adversely affect rural character or constrain lawfully established primary production activities from operating; and
 3. Ensuring that the scale, intensity, duration and nature of the adverse effects can be avoided, remedied or mitigated; and
 4. Ensuring the removal of vegetation and soil disturbance is minimised as far as practicable; and
 5. Employing all methods necessary to protect the values of scheduled sites and features.
- GRUZ-P7** Avoid subdivision, use and development of highly productive land, except as provided in the National Policy Statement for Highly Productive Land.
- GRUZ-P8** Manage quarrying activities within the General Rural Zone by enabling farm quarries, and providing for other quarrying activities, where it can be demonstrated that:
1. The siting and scale of buildings, structures, machinery, stored material, quarried areas, cut faces, and visual screening maintains the character and amenity values of the General Rural Zone;

2. Adverse effects to established sensitive activities will be avoided;
3. There are measures to minimise any adverse noise, vibration, traffic, and lighting effects beyond the boundary, including through the use of setbacks, where appropriate;
4. There are measures to mitigate any adverse effects on character and amenity values of the General Rural Zone from the movement of vehicles;
5. It avoids or mitigates any adverse effects on the health and wellbeing of surface waterbodies and their margins; and
6. It internalises adverse effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting.

Rule Overview Table

The rules that apply to Rural Activities are contained in the tables listed below. To undertake any activity, it must comply with all the rules listed in:

- GRUZ-R1 to GRUZ-R18 - Activities Rules; and
- GRUZ-S1 to GRUZ-S10 – Standards; and
- Any relevant provision in Part 2 District-Wide Matters; and
- Any relevant provision in Part 3 Area Specific Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity. Refer to Part 1 - How the Plan Works for an explanation of how to use this plan, including activity status abbreviations.

It is important to note that in addition to the provisions in this chapter, zone chapters and a number of other Part 2: District-Wide Matters chapters also contain provisions that may also be relevant. There may be several rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule.

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities undertaken in the General Rural Zone.

Also, check to see if consents are required from Horizons Regional Council, for instance in relation to:

- Discharges of contaminants to land or water (e.g. on-site disposal of effluent, stormwater from industrial or trade premises).
- Taking of water (e.g. from water courses or underground wells).
- Discharge of contaminants to air (e.g. spray drift, odour).
- Disturbance of the beds of rivers, lakes, or wetlands (i.e. earthworks in the bed, gravel extraction, culverts, and access structures).
- Activities which impede access to rivers, lakes or wetlands, or artificial watercourse, within a land drainage or flood control scheme area.

Rules

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| GRUZ-R1 | Primary production (excluding quarrying activities, intensive primary production, and rural industry) | |
| | Activity Status: PER | |
| GRUZ-R2 | Buildings and structures, including construction, additions and alterations, and demolition or removal of existing buildings | |
| | Activity Status: PER Where the following conditions are met: GRUZ-S1 to GRUZ-S4 GRUZ-S9 and GRUZ-S10 | Activity status where compliance is not achieved: RDIS Matters over which discretion is restricted: a. The effects that arise from the non-compliance with the relevant standard that and the matters of |

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| | | <p>discretion of any standard that is not met.</p> <p>b. The location, design, and appearance of the building or structure.</p> <p>c. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites.</p> <p>d. Bulk and dominance of the building or structure.</p> <p>e. Whether an increase in building height results from site constraints or a response to natural hazard mitigation.</p> <p>f. Whether topographical or other site constraints make compliance with the standard impractical.</p> |
| GRUZ-R3 | Residential units, minor residential units | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>GRUZ-S1 to GRUZ-S4</p> <p>GRUZ-S9 and GRUZ-S10</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</p> <p>b. Whether it can be demonstrated that the residential unit(s) provides ancillary accommodation for landowners and/or workers involved with primary production on sites over 40 ha.</p> <p>c. Whether the residential unit(s) have been designed to share a single vehicle access point and driveway.</p> <p>d. The extent to which the residential unit(s) and vehicle access point design, siting, and external appearance adversely affects rural character and amenity.</p> <p>e. Site topography and orientation and whether the residential unit(s) and vehicle access point can be more appropriately located to minimise adverse visual amenity effects.</p> <p>f. Effect on nearby properties, including outlook and privacy.</p> <p>g. Whether the residential unit(s) and the vehicle access point can be more appropriately located to maintain, enhance, or restore indigenous biodiversity values.</p> <p>h. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design.</p> |
| GRUZ-R4 | Farm and/or seasonal worker residential units | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>a. The effects that arise from the non-</p> |

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| | <p>GRUZ-S2 to GRUZ-S4 GRUZ-S9 and GRUZ-S10;</p> <p>And</p> <ul style="list-style-type: none"> - Is only used to meet labour requirements for land based primary production. - The gross floor area of each accommodation building is no more than 200m². - There are no more than two separate farm worker and/or seasonal worker residential units per site. | <p>compliance with the relevant standard that and the matters of discretion of any standard that is not met.</p> <ul style="list-style-type: none"> b. Whether it can be demonstrated that the residential unit(s) provides ancillary accommodation for landowners and/or workers involved with primary production on sites over 40 ha. c. Whether the residential unit(s) have been designed to share a single vehicle access point and driveway. d. The extent to which the residential unit(s) and vehicle access point design, siting, and external appearance adversely affects rural character and amenity. e. Site topography and orientation and whether the residential unit(s) and vehicle access point can be more appropriately located to minimise adverse visual amenity effects. f. Effect on nearby properties, including outlook and privacy. g. Whether the residential unit(s) and the vehicle access point can be more appropriately located to maintain, enhance, or restore indigenous biodiversity values. h. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design. |
| GRUZ-R5 | Accessory buildings ancillary to a permitted activity | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> - The accessory building is ancillary to rural and/or residential activities on the site; and - The accessory building is not used for accommodation purposes. <p>And</p> <p>GRUZ-S2 to GRUZ-S4 GRUZ-S9 and GRUZ-S10</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. The location, design, and appearance of the building or structure. c. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites. d. Bulk and dominance of the building or structure. e. Whether an increase in building height results from site constraints or a response to natural hazard mitigation. f. Whether topographical or other site constraints make compliance with the standard impractical. |
| GRUZ-R6 | Intensive primary production | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> | <p>Activity status where compliance is not achieved: RDIS</p> |

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| | <p>GRUZ-S5</p> | <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> a. The extent to which the nature and scale of activity, including the number and type of animals is consistent with the characteristics of the proposed site and the receiving environment. b. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone. c. The extent to which the activity, including any buildings, compounds, or part of a site used for housing animals are sufficiently designed and located or separated from sensitive activities, residential units, and boundaries of residential zones to avoid adverse effects on residents. d. The extent to which the nature and scale of the activity and built form will maintain rural character and amenity values. e. The potential for the activity to produce adverse effects, including dust, noise, odour, and any measures to internalise adverse effects within the site, and any mitigation measures to address effects that cannot be internalised. f. Access and vehicle movements on the site and the safety and efficiency of the roading network. |
| GRUZ-R7 | Home Businesses | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>GRUZ-S2 to GRUZ-S4 GRUZ-S6 to GRUZ-S10</p> <p>And</p> <ol style="list-style-type: none"> i. Home businesses must occupy no more than 80m² of the gross floor area of the buildings on the site. ii. Goods, materials or equipment associated with the home business must be stored within a building. iii. Manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with the home business must be carried out within a building. iv. Home businesses must be undertaken by a person(s) residing on the site and employ no more than two full-time equivalent persons who does not reside on the site. | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. Whether the activity is compatible with the character of the surrounding neighbourhood. c. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects. d. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. e. Whether the activity is appropriately located in the General Rural Zone or there is another more appropriate zone. f. The degree to which the character of the site will retain open space or tree and garden plantings rather than become dominated by buildings and areas of hard surfacing. g. The degree to which the activities on the site remain dominated by rural and/or residential activities, rather than by activities which are not |

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| | | <p>associated with or incidental to residential activities on the site.</p> <p>h. The degree to which additional employment is an integral and necessary part of other activities being undertaken on the site and contributes towards alternative home-based employment and income-generating opportunities for residents or occupiers of the site.</p> <p>i. The degree to which the activity fulfils a function at a local level by meeting the needs of residents principally within the surrounding environment.</p> <p>j. Any adverse effects of the home business in terms of noise, vibration, glare, odour, dust, loss of privacy, traffic and/or parking congestion.</p> |
| GRUZ-R8 | Agricultural aviation activity including airstrips and extensions of airstrips | |
| | <p>Activity Status: PER</p> <p>Note: Refer to Noise chapter for rules that relate to the noise associated with agricultural aviation.</p> | |
| GRUZ-R9 | Relocatable Buildings (excluding relocated dwellings/residential unit) | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met: GRUZ-S2 to GRUZ-S4 GRUZ-S9 and GRUZ-S10</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</p> <p>b. The location, design, and appearance of the building or structure.</p> <p>c. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites.</p> <p>d. Bulk and dominance of the building or structure.</p> <p>e. Whether an increase in building height results from site constraints or a response to natural hazard mitigation.</p> <p>f. Whether topographical or other site constraints make compliance with the standard impractical.</p> |
| GRUZ-R10 | Papakāinga and Marae development | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met: GRUZ-S2 to GRUZ-S4 GRUZ-S9 and GRUZ-S10</p> <p>And</p> <p>The gross floor area of all community facilities does not exceed 350m² per site.</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>a. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</p> <p>b. The adverse effects on the amenity values of nearby rural properties and public places, including privacy and cumulative effects of other nearby non-residential activities.</p> |

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| | | <ul style="list-style-type: none"> c. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. d. The extent of impervious surfaces and landscaping. e. Infrastructure requirements. f. The location, design, and appearance of the building or structure. g. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites. h. Bulk and dominance of the building or structure. |
| GRUZ-R11 | Visitor accommodation | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met: GRUZ-S1 to GRUZ-S4 GRUZ-S6 to GRUZ-S10</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effect arising from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. The intensity and scale of the activity and adverse effects on the amenity of the surrounding area. c. The adverse effects on adjacent residential properties, particularly noise and privacy. d. The adverse effects on the amenity values of nearby rural properties and public places, including privacy and cumulative effects of other nearby non-residential activities. e. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. f. The extent of impervious surfaces and landscaping. g. Infrastructure requirements. h. The location, design, and appearance of the building or structure. i. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites. j. Bulk and dominance of the building or structure. |
| GRUZ-R12 | Rural industry and rural commercial activities on Non-versatile land | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> i. The primary activity provides goods and/or services directly to the rural sector; and ii. Is limited to the hours of operation of 7am to 6pm weekdays only; and iii. Is limited to the hours of operation of 8am to 5pm Saturdays only; and iv. Maximum gross floor area of all | <p>Activity status where compliance is not achieved: DIS</p> |

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| | <p>v. building shall not exceed 500m²; and Maximum net site area occupied by the activity shall not exceed 5,000m².</p> <p>And</p> <p>GRUZ-S2 to GRUZ-S4 GRUZ-S6 to GRUZ-S10</p> | |
| GRUZ-R13 | Rural industry and rural commercial activities on versatile land | |
| | <p>Activity Status: RDIS</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> i. The primary activity provides goods and/or services directly to the rural sector; and ii. Is limited to the hours of operation of 7am to 6pm weekdays only; and vi. Is limited to the hours of operation of 8am to 5pm Saturdays only; and vii. Maximum gross floor area of all building shall not exceed 500m²; and viii. Maximum net site area occupied by the activity shall not exceed 5,000m². <p>And</p> <p>GRUZ-S2 to GRUZ-S4 GRUZ-S6 to GRUZ-S10</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effect arising from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. Whether the proposal will maintain or enhance the character and amenity values of the surrounding area. c. The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities, including proximity to sensitive activities. d. The potential for the activity to generate more than minor adverse effects on the environment in terms of noise, dust, glare, vibration, and road safety. e. Whether the proposal will have an adverse effect on the sustainable management of the soil resource and any potential for reverse sensitivity effects to arise. f. Where located within the coastal environment area, the degree to which the proposed buildings will be compatible and integrate with the natural character and amenity of the surrounding area, including | <p>Activity status where compliance is not achieved: DIS</p> |

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| | the scale, design, and appearance of buildings. | |
| GRUZ-R14 | Relocated Dwellings | |
| | <p>Activity Status: CON</p> <p>Where the following conditions are met: GRUZ-S1 to GRUZ-S4 GRUS-S9 and GRUZ-S10</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that is not met and the relevant matters of discretion to the non-compliances from the list below. b. The location, design and appearance of the building or structure. c. Effects on streetscape and amenity of adjacent properties, including visual dominance, shading, and the loss of privacy for adjoining sites. d. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location. e. Whether the building is structurally sound, the condition of the building, and the work needed to bring the exterior of the building up to an external visual appearance that is tidy, of an appropriate standard, and is compatible with the other buildings in the vicinity. f. The requirement for any screening and landscape treatment. g. The bulk, design, and location of the building in relation to the requirements of the zone. h. The need for structural repairs and reinstatement of the building and the length of time for completion of that work. i. Parking and access, safety, efficiency, and effects to on-street parking and neighbours. j. The accessibility and convenience of outdoor living space for occupiers. k. Whether adequate sunlight is provided to outdoor living areas. l. Glare m. The extent to which traffic generated by the activity adversely affects the safety and capacity of the adjacent road network. n. The extent to which the vehicle crossing will result in pedestrian safety concerns. | <p>Activity status where compliance is not achieved: DIS</p> |
| GRUZ-R15 | Community, Education and Healthcare Facilities | |

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| | <p>Activity Status: RDIS</p> <p>Where the following conditions are met:</p> <p>GRUZ-S2 to GRUZ-S4 GRUZ-S6 to GRUZ-S10</p> <p>And</p> <p>The primary purpose is to service the surrounding rural community.</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> a. The adverse effects on the amenity values of nearby rural properties and public places, including: <ol style="list-style-type: none"> i. privacy and cumulative effects of other nearby non-residential activities, including noise; ii. hours of operation; and iii. loss of notable trees, street trees and landscaping. b. Whether high quality on-site amenity values can be achieved. c. effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users, as evidenced by a supporting Integrated Traffic Assessment. d. The extent of impervious surfaces and landscaping. e. Whether the activity can be better located. f. Infrastructure requirements. g. Reverse sensitivity effects can be avoided. h. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. i. Intensity and scale of the activity, including hours of operation. j. Effect on streetscape and character of the zone. k. Effect on amenity values of nearby rural properties, including cumulative effects with other nearby non-rural activities. | <p>Activity status where compliance is not achieved: DIS</p> |
| GRUZ-R16 | Quarrying activities | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>It is a farm quarry.</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Where:</p> <ul style="list-style-type: none"> - There is no processing including crushing, screening, washing, and blending on site; and - A management plan has been prepared, and supplied to Council, for the operation of the quarrying activity. |

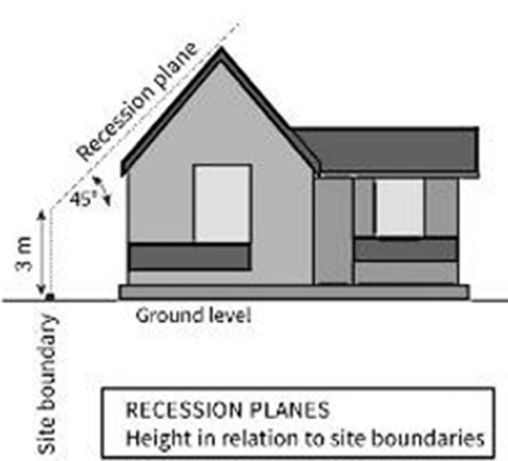
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| | | <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The siting and scale of buildings and visual screening to maintain the character and amenity values of the General Rural Zone. b. Adverse noise, vibration, access, dust, and lighting effects. c. Vehicle access design and location. d. Effects on the safe, effective, and efficient functioning of the transport network from the type, number, and time of day of vehicle movements anticipated. e. Adverse effects on character and amenity values of the Zone from the movement of vehicles. f. Adverse effects on visual amenity and character values including use of landscaping. g. Use of industry best practice and management plans, including monitoring and self-reporting. h. Measures to remediate the site following closure of quarrying activities. i. Any bond or financial contributions that to manage any of the effects of other matters of discretion. <p>Activity status where compliance is not achieved with RDIS: DIS</p> |
| GRUZ-R17 | Commercial and Industrial activities that do not serve the Rural Sector | |
| | Activity Status: DIS | |
| GRUZ-R18 | Any activity not otherwise provided for by this chapter | |
| | Activity Status: DIS | |

Standards

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| GRUZ-S1 Rural Density | |
| | <p>For sites comprising less than 40 ha:</p> <ul style="list-style-type: none"> a. two residential unit per site; and b. one minor residential unit, with a maximum floor area of 70m² excluding garaging, per site. <p>For sites comprising of 40 ha or more:</p> <ul style="list-style-type: none"> a. three residential units per site; and b. one minor residential unit per site, with a maximum floor area of 70m² excluding garaging, per site. <p>Note: this does not apply to farm worker and/or seasonal worker residential units.</p> |
| GRUZ-S2 Maximum Height | |
| | <ul style="list-style-type: none"> 1. Structures must not exceed 15m in height as measured from ground level; 2. Where buildings are setback more than 100m from a boundary, structures must |

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| | <p>not exceed 30m.</p> <p>3. The maximum height of any meteorological or monitoring structure shall not exceed 120m.</p> <p>4. The maximum height limit does not apply to chimneys, aerials or antennas attached to a building.</p> |
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GRUZ-S3 Height in relation to boundaries

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| | <p>No structure or stored materials shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3m above the ground level of the road or internal boundaries of a site. See Figure - GRUZ 1.</p> <p style="text-align: center;">Figure – GRUZ 1: Height in relation to a boundary</p>  <p>The diagram illustrates a house with a gabled roof. A dashed line labeled 'Recession plane' extends from a point 3m above the 'Ground level' at the site boundary, sloping upwards at a 45-degree angle towards the house. The 'Site boundary' is indicated by a vertical line on the left. A box at the bottom of the diagram contains the text 'RECESSION PLANES Height in relation to site boundaries'.</p> |
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GRZ-S4 Minimum setbacks

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| | <ol style="list-style-type: none"> 1. Buildings or structures must not be located within: <ol style="list-style-type: none"> a. 10m of any front road boundary of sealed roads; b. 30m of a State Highway; c. 10m of any other boundary; d. 25m of any front boundary of unsealed roads; e. 25m of any significant waterbody; and f. 10m of any surface waterbody. 2. Residential units must also not be located within: <ol style="list-style-type: none"> a. 40m of the edge of a plantation forest under separate ownership; b. 300m of a boundary with untreated agricultural effluent disposal areas; c. 300m of an effluent holding pond; and d. 300m of an intensive primary production activity under separate ownership. 3. Buildings must not be located within 20m of a High Voltage overhead lines and/or a high pressure gas main. <p style="margin-left: 40px;">Exceptions to boundary setbacks:</p> <ol style="list-style-type: none"> 4. Rainwater tanks with a diameter not exceeding 3.5m and height above ground level not exceeding 3m. 5. For sites 5,000m² or less, accessory buildings may be located up to 5m from the side and rear of the boundaries. <p style="margin-left: 40px;">GRUZ-S does not apply to:</p> |
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| | <ol style="list-style-type: none"> 1. Bridges and river crossings. 2. Fences. 3. Water intake, pump shed, and any associated water conveyance infrastructure. |
| GRUZ-S5 Intensive primary production | |
| | <p>Intensive primary production must meet the following standards:</p> <ol style="list-style-type: none"> 1. not be located within 300m of an existing residential unit that is under separate ownership; 2. not be located within 50m of any site boundary; 3. no effluent holding pond shall be located within 300m of an existing residential unit that is under separate ownership; and 4. not be located within 25m of any surface waterbody or waterway. |
| GRZ-S6 Transport (Access, parking, loading) | |
| | All activities must comply with the provisions of TRAN – Transport Chapter |
| GRZ-S7 Light | |
| | All activities must comply with the provisions of LIGHT – Light Chapter |
| GRZ-S8 Noise | |
| | All activities must comply with the provisions of NOISE – Noise Chapter |
| GRZ-S9 On-site Servicing | |
| | <ol style="list-style-type: none"> 1. All water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of wastewater in a sanitary manner in accordance with the relevant requirements of the Horizons Regional Plan. 2. Any wastewater that is to be disposed to ground from any on-site servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater. |
| GRUZ-S10 Stormwater Management | |
| | <ol style="list-style-type: none"> 1. All developments must have an area on the site that is of sufficient size to enable on site detention and/or disposal of stormwater (as measured in a 10% AEP); and 2. All development shall be able to be provided with a means of stormwater drainage which avoids flooding downstream or on adjacent properties and does not cause any other adverse environmental effects such as increased siltation, or contamination of aquatic environments, erosion or instability of any land or watercourses. |

RLZ – Rural Lifestyle Zone

Introduction

The Rural Lifestyle Zone is located on rolling to hilly land with soils of generally lower productivity and provides residential living opportunities in a semi-rural environment on the periphery of urban areas and in specific locations around the district. The zones are focused around existing towns and settlements that have been identified as areas where demand for rural lifestyle development is existing or anticipated in the future. Generally, rural lifestyle zones are un-serviced with a lack of urban infrastructure such as reticulated water and wastewater systems, street lighting, footpaths, and curb and channel road edging. The predominant use of this zone is rural lifestyle rather than residential and as such, agricultural, horticultural and pastoral farming activities are enabled. This plan directs commercial, industrial and retail activities to their respective zones and as such, it is not envisaged that these activities will locate within this zone. As the zone is predominantly low-density rural lifestyle in nature, a minimum allotment size of 2500 m² is provided for, where a suitable effluent disposal system is provided. This is necessary to maintain the rural character. In some areas, the zone provides a buffer edge between townships and the surrounding rural landscapes.

The Rural Lifestyle Zone provides a valuable residential choice for people wanting a lifestyle on larger sites, with the opportunity to carry out small scale productive activities in a semi-rural setting, in close commuting distance to more urban centres for employment, education, shopping, entertainment and recreation activities, but without the responsibility of owning and maintaining a larger rural property.

While residential development is anticipated in this zone, the risks of natural hazards, particularly land instability and localised flooding/ponding, must be recognised and managed at the time of subdivision or when identifying building platforms. This plan provides provisions to manage natural hazards during these processes. Some rural lifestyle zones are located within or adjacent to scheduled features. Additional provisions in Part 2 of this plan apply to development in these areas to enhance landscape values, protect indigenous vegetation and to manage the visual effects of development.

In addition to addressing demand for low density residential development, the Rural Lifestyle Zone reduces pressure for urban expansion onto the highly productive land of the District and enables the avoidance or mitigation of potential reverse sensitivity effects and land use conflicts within the zone and at the rural interface.

Objectives

- RLZ-01** The Rural Lifestyle Zone is used primarily for a residential lifestyle within a rural environment on lots smaller than those of the General Rural Zone, while still providing for primary production to occur.
- RLZ-02** Compatible land use activities within the Rural Lifestyle Zone which enable sufficient flexibility for rural residential living and/or small-scale primary production activities, and which avoid or mitigate adverse effects within the zone and at the interface with other zones.
- RLZ-03** Ensure maintenance and enhancement of amenity values and the predominant character of the Rural Lifestyle Zone is maintained, which includes:
- a. low density residential living on rural lifestyle blocks, characterised by predominantly 1- to 2-storey buildings and high levels of on-site amenity, privacy, and large areas for landscape planting and small-scale primary production activities;
 - b. a diversity of topography and land quality, including land without significant primary production values; and

c. a general absence of urban infrastructure.

- RLZ-O4** Minimise the potential for sensitive activities to conflict with existing and anticipated farming activities and established rural production zones.
- RLZ-O5** Avoid the establishment of commercial and industrial activities except where there is a functional and compelling need for an activity to locate in the zone.
- RLZ-O6** Enable mana whenua to express their cultural traditions and values through the provision of marae and hapū-focused, papakāinga housing developments.

Policies

- RLZ-P1** To maintain and enhance the attractive open space character of the Rural Lifestyle Zone with larger section sizes that are sufficient to accommodate a residential unit, minor residential unit and accessory buildings and an area of open space for amenity and/or productive purposes.
- RLZ-P2** To limit the number of residential units and minor residential units that can establish as of right on sites within the Rural Lifestyle Zone.
- RLZ-P3** Discourage non-residential activities, so that the amenity, quality and character of the zone is not diminished, and the vitality of the district's commercial zones is not undermined.
- RLZ-P4** Provide for home businesses where these are of a nature, scale and location that does not adversely affect adjoining properties or the rural lifestyle character of the area.
- RLZ-P5** Where there is a demonstrated functional and operational need for a non-residential activity to locate within the zone, ensure the bulk, design, scale and intensity of buildings maintains local rural lifestyle character, provides on-site parking and vehicle manoeuvring areas and mitigates adverse effects related to traffic generation, access, noise, vibration and light spill.
- RLZ-P4** To require activities within the Rural Lifestyle Zone to be self-sufficient in the provision of on-site water supply, wastewater and stormwater disposal, unless a reticulated supply is available to connect to.
- RLZ-P5** To require buildings within the Rural Lifestyle Zone to be setback a minimum distance from property boundaries to avoid or mitigate potential adverse cross-boundary effects and land use conflicts.
- RLZ-P6** To manage the bulk, scale and location of buildings through minimum site size, height, building coverage, and bulk and location controls as the primary means of retaining the lower density, open character of the zone and ensuring maintenance of amenity values in respect of privacy, access to sunlight, overshadowing and impacts arising from building dominance. to ensure they are in keeping with the low density rural residential character and amenity of the Zone.

Rule Overview Table

The rules that apply to Rural Lifestyle Activities are contained in the tables listed below. To undertake any activity, it must comply with all the rules listed in:

- RLZ-R1 to RLZ-R13 - Activities Rules; and
- RRZ-S1 to RLZ-S9 – Standards; and
- Any relevant provision in Part 2 District-Wide Matters; and
- Any relevant provision in Part 3 Area Specific Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity. Refer to Part 1 - How the Plan Works for an explanation of how to use this plan, including activity status abbreviations.

It is important to note that in addition to the provisions in this chapter, zone chapters and a number of other Part 2: District-Wide Matters chapters also contain provisions that may also be relevant. There may be several rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule.

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities undertaken in the Rural Lifestyle Zone.

Also, check to see if consents are required from Horizons Regional Council, for instance in relation to:

- Discharges of contaminants to land or water (e.g. on-site disposal of effluent, stormwater from industrial or trade premises).
- Taking of water (e.g. from water courses or underground wells).
- Discharge of contaminants to air (e.g. spray drift, odour).
- Disturbance of the beds of rivers, lakes, or wetlands (i.e. earthworks in the bed, gravel extraction, culverts, and access structures).
- Activities which impede access to rivers, lakes or wetlands, or artificial watercourse, within a land drainage or flood control scheme area.

Rules

| RLZ-R1 | Buildings and structures, including construction, additions and alterations, demolition or removal of existing buildings | |
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| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>RLZ-S1 to RLZ-S3</p> <p>RLZ-S8 and RLZ-S9</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. The location, design, and appearance of the building or structure. c. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites. d. Bulk and dominance of the building or structure. e. Whether an increase in building height results from site constraints or a response to natural hazard mitigation. f. Whether topographical or other site constraints make compliance with the standard impractical. g. The nature of the activity. h. The extent to which the siting of the activity encroaches into the approach surface, take off surfaces, transitional surfaces or horizontal surfaces. |

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| | | <ul style="list-style-type: none"> i. The degree of risk the activity may pose in respect of aircraft and aerodrome operations j. Any recommendations in a report of an aviation expert or other relevant professional. |
| RLZ-R2 | Residential units and minor residential units | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> i. one residential unit per site; and ii. one minor residential unit, with a maximum floor area of 70m² excluding garaging, per site. <p>And</p> <p>RLZ-S1 to RLZ-S3</p> <p>RLZ-S5</p> <p>RLZ-S8 and RLZ-S9</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. The location, design and appearance of the building or structure. c. Whether the residential unit(s) have been designed to share a single vehicle access point and driveway. d. The extent to which the residential unit(s) and vehicle access point design, siting, and external appearance adversely affects rural character and amenity. e. Site topography and orientation and whether the residential unit(s) and vehicle access point can be more appropriately located to minimise adverse visual amenity effects. f. Effect on nearby properties, including outlook and privacy. g. Whether the residential unit(s) and the vehicle access point can be more appropriately located to maintain, enhance, or restore indigenous biodiversity values. h. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design. |
| RLZ-R3 | Accessory buildings ancillary to a permitted activity | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>The accessory building is ancillary to rural and/or residential activities on the site;</p> <p>And</p> <p>RLZ-S1 to RLZ-S3</p> <p>RLZ-S8 and RLZ-S9.</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. The location, design, and appearance of the building or structure. c. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites. d. Bulk and dominance of the building or structure. e. Whether an increase in building height results from site constraints or a response to natural hazard mitigation. f. Whether topographical or other site constraints make compliance with the standard impractical. |

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| RLZ-R4 | Primary production, excluding quarrying activities, intensive primary production and rural industry | |
| | Activity Status: PER | |
| RLZ-R5 | Home Businesses (not including primary production or rural industry/commercial activities) | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <ol style="list-style-type: none"> i. Home businesses must occupy no more than 70m² of the gross floor area of the buildings on the site. ii. Goods, materials or equipment associated with the home business must be stored within a building. iii. Manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with the home business must be carried out within a building. iv. Home businesses must be undertaken by a person(s) residing on the site and employ no more than two full-time equivalent person who does not reside on the site. <p>And RLZ-S1 to RLZ-S9</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. Whether the activity is compatible with the character of the surrounding neighbourhood. c. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects. d. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. e. Whether the activity is appropriately located in the Rural Lifestyle Zone or there is another more appropriate zone. f. The degree to which the character of the site will retain open space or tree and garden plantings rather than become dominated by buildings and areas of hard surfacing. g. The degree to which the activities on the site remain dominated by rural and/or residential activities, rather than by activities which are not associated with or incidental to residential activities on the site. h. The degree to which additional employment is an integral and necessary part of other activities being undertaken on the site and contributes towards alternative home-based employment and income-generating opportunities for residents or occupiers of the site. i. The degree to which the activity fulfils a function at a local level by meeting the needs of residents principally within the surrounding environment. j. Any adverse effects of the home business in terms of noise, vibration, glare, odour, dust, loss of privacy, traffic and/or parking congestion. |
| RLZ-R5 | Relocatable Buildings (excluding relocated dwellings) | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met: RLZ-S1 to RLZ-S3 RLZ-S8 and RLZ-S9</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. |

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| | | <ul style="list-style-type: none"> b. The location, design, and appearance of the building or structure. c. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites. d. Bulk and dominance of the building or structure. e. Whether an increase in building height results from site constraints or a response to natural hazard mitigation. f. Whether topographical or other site constraints make compliance with the standard impractical. |
| RLZ-R6 | Papakainga and Marae development | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>RLZ-S1 to RLZ-S3</p> <p>RLZ-S5</p> <p>RLZ-S8 and RLZ-S9</p> <p>And</p> <p>The gross floor area of all community facilities does not exceed 200m² per site.</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. The adverse effects on the amenity values of nearby rural properties and public places, including privacy and cumulative effects of other nearby non-residential activities. c. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. d. The extent of impervious surfaces and landscaping. e. Infrastructure requirements. f. The location, design, and appearance of the building or structure. g. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites. h. Bulk and dominance of the building or structure. |
| RLZ-R7 | Relocated Dwellings | |
| | <p>Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>RLZ-S1 to RLZ-S3</p> <p>RLZ-S5</p> <p>RLZ-S8 and RLZ-S9</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that is not met and the relevant matters of discretion to the non-compliances from the list below. b. The location, design and appearance of the building or structure. c. Effects on streetscape and amenity of adjacent properties, including visual dominance, shading, and the loss of privacy for adjoining sites. | <p>Activity status where compliance is not achieved: DIS</p> |

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| | <ul style="list-style-type: none"> d. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location. e. Whether the building is structurally sound, the condition of the building, and the work needed to bring the exterior of the building up to an external visual appearance that is tidy, of an appropriate standard, and is compatible with the other buildings in the vicinity. f. The requirement for any screening and landscape treatment. g. The bulk, design, and location of the building in relation to the requirements of the zone. h. The need for structural repairs and reinstatement of the building and the length of time for completion of that work. i. Parking and access, safety, efficiency, and effects to on-street parking and neighbours. j. The accessibility and convenience of outdoor living space for occupiers. k. Whether adequate sunlight is provided to outdoor living areas. l. Glare m. The extent to which traffic generated by the activity adversely affects the safety and capacity of the adjacent road network. n. The extent to which the vehicle crossing will result in pedestrian safety concerns. | |
| RLZ-R8 | Residential visitor accommodation | |
| | Activity Status: DIS | |
| RLZ-R9 | Intensive primary production and Rural Industry | |
| | Activity Status: DIS | |
| RLZ-R10 | Community, Education and Healthcare Facilities | |
| | Activity Status: DIS | |
| RLZ-R11 | Quarrying activities | |
| | Activity Status: NC | |
| RLZ-R12 | Commercial and Industrial activities not otherwise provided for | |
| | Activity Status: NC | |
| RLZ-R13 | Any activity not otherwise provided for by this chapter | |
| | Activity Status: DIS | |

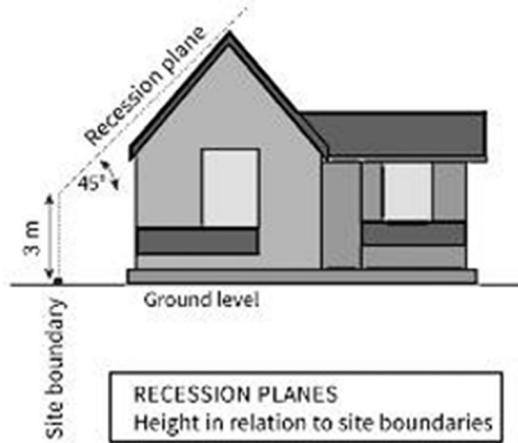
Standards

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| RLZ-S1 Maximum Height | |
| | The maximum height of any building or structure shall be 10m above ground level. |
| RLZ-S2 Height in relation to boundaries | |

No structure or stored materials shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundaries of a site. See Figure - RLZ 1, provided that:

1. Where an internal boundary of a site abuts a driveway or right of way the recession plane may be measured from points 3 m above the furthest boundary of the driveway or right of way.

Figure – RLZ 1: Height in relation to a boundary



RLZ-S3 Minimum Setbacks

1. Buildings or structures must not be located within:
 - a. 10m of any front road boundary of sealed roads;
 - b. 15m of a State Highway;
 - c. 10m of any other boundary;
 - d. 25m of any significant waterbody; and
 - e. 5m of any surface waterbody.
2. Residential units must also not be located within:
 - a. 40m of the edge of a plantation forest under separate ownership;
 - b. 300m of a boundary with untreated agricultural effluent disposal areas;
 - c. 300m of an effluent holding pond; and
 - d. 500m of an intensive primary production activity under separate ownership.
3. Buildings must not be within 20m of high voltage overhead lines and/or a high pressure gas main.
4. No building, structure, tree or hedge shall be constructed or located within the Dannevirke Aerodrome Protection Area that will penetrate the approach surfaces, take off surfaces, transitional surface, or horizontal surface as shown in Appendix XX.
5. Within 1 kilometre of the boundary of the Dannevirke Aerodrome Protection Area, no activity shall be established which, in the Council's opinion, could increase the number and density of birds above existing levels in the surrounding area (i.e. landfills and wildlife reserves) and subsequently hinder the safety and efficiency of the Dannevirke Aerodrome.

Exceptions to boundary setbacks:

6. Rainwater tanks with a diameter not exceeding 3.5m and height above ground level not exceeding 3m.
7. Up to two accessory buildings within the boundary setback, with a maximum gross floor area of 10m² each.

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| | <p>This standard GRUZ-S3 does not apply to:</p> <ol style="list-style-type: none"> 4. Bridges and river crossings. 5. Fences. 6. Water intake, pump shed, and any associated water conveyance infrastructure. |
| RLZ-S4 Hours of operation | |
| | <p>Limited to the following hours of operation: 7am to 7pm hours, seven days a week; except where:</p> <ol style="list-style-type: none"> a. the entire activity is located within a building; and b. each person engaged in the activity outside the above hours resides permanently on the site; and c. there are no visitors, customers, or deliveries to the activity outside the above hours. |
| RLZ-S5 Transport (Access, parking, loading) | |
| | <p>All activities must comply with the provisions of TRAN – Transport Chapter</p> |
| RLZ-S6 Light | |
| | <p>All activities must comply with the provisions of LIGHT – Light Chapter</p> |
| RLZ-S7 Noise | |
| | <p>All activities must comply with the provisions of NOISE – Noise Chapter</p> |
| RLZ-S8 On-site Servicing | |
| | <ol style="list-style-type: none"> 1. All water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of wastewater in a sanitary manner in accordance with the relevant requirements of the Horizons Regional Plan. 2. Any wastewater that is to be disposed to ground from any on-site servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater. |
| RLZ-S9 Stormwater Management | |
| | <ol style="list-style-type: none"> 1. All developments must have an area on the site that is of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP); and 2. All development shall be able to be provided with a means of stormwater drainage which avoids flooding downstream or on adjacent properties and does not cause any other adverse environmental effects such as increased siltation, or contamination of aquatic environments, erosion or instability of any land or watercourses. |

SETZ – Settlement Zone

Introduction

This zone applies to the settlements in the district. Akitio and Herbertville are the coastal settlements. The townships of Norsewood, Pongaroa and Ormondville are located inland. The future of these settlements is dependant on surrounding land uses, constraints due to natural hazards, provision for some increase in development and flexibility of development, including their ability to provide water supply and sewage disposal infrastructure. The settlements also contain convenient social, recreational and retail services for their residents and for the population of the wider rural area.

Objectives

- SETZ-O1** To maintain and enhance the attractive open space character of the rural settlements by ensuring that development is compatible in scale to surrounding activities and structures, and provides for generous on-site landscaping, screening and street frontage planting. This will be achieved through well-managed design, layout and intensity of land use activities.
- SETZ-O2** To maintain and enhance the historic character of the rural settlements by encouraging development that is cognisant of and compatible with the historic buildings and landscape of these towns.
- SETZ-O3** To provide for non-residential activities, within limits, to locate in the settlements such that their amenity is maintained and enhanced, and to provide for the social, economic and cultural well-being of the people in these rural communities, and for their health and safety.

Policies

- SETZ-P1** Recognise and provide for existing rural settlements that serve an important local role and have a distinct character related to their rural location, through a Settlement Zone.
- SETZ-P2** Provide for a mix of land-use activities and development which are complementary and compatible with the surrounding area, while ensuring an acceptable level of amenity for residents through the application of rules and standards.
- SETZ-P3** Provide controls for the rural settlements which promote an overall low built form and density of development.
- SETZ-P4** Minimise the adverse effects of developments created by inappropriate building scale, overshadowing, building bulk, high site coverage and/or loss of neighbourhood privacy.
- SETZ-P5** Provide for non-residential activities which are compatible with the existing scale, intensity and character of development within the Settlement Zone.
- SETZ-P7** Ensure all land use activities, development and subdivision provide a suitable on-site wastewater treatment and disposal system, stormwater systems, and water supply unless an approved alternative system is available.

Note: refer also to the SUB — Subdivision chapter, and Horizons Regional Coastal Environment Plan.

Rule Overview Table

The rules that apply to Settlement Activities are contained in the tables listed below. To undertake any activity, it must comply with all the rules listed in:

- SETZ-R1 to SETZ-R11 - Activities Rules; and
- SETZ-S1 to SETZ-S14 – Standards; and
- Any relevant provision in Part 2 District-Wide Matters; and
- Any relevant provision in Part 3 Area Specific Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity. Refer to Part 1 - How the Plan Works for an explanation of how to use this plan, including activity status abbreviations.

It is important to note that in addition to the provisions in this chapter, zone chapters and a number of other Part 2: District-Wide Matters chapters also contain provisions that may also be relevant. There may be several rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule.

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities undertaken in the Settlement Zone.

Also, check to see if consents are required from Horizons Regional Council, for instance in relation to:

- Discharges of contaminants to land or water (e.g. on-site disposal of effluent, stormwater from industrial or trade premises).
- Taking of water (e.g. from water courses or underground wells).
- Discharge of contaminants to air (e.g. spray drift, odour).
- Disturbance of the beds of rivers, lakes, or wetlands (i.e. earthworks in the bed, gravel extraction, culverts, and access structures).
- Activities which impede access to rivers, lakes or wetlands, or artificial watercourse, within a land drainage or flood control scheme area.

Rules

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| SETZ-R1 | Buildings and structures, including construction, additions and alterations, demolition or removal of existing buildings | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>SETZ-S1 to SETZ-S4</p> <p>SETZ-S8</p> <p>SETZ-S11 to SETZ-S14</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. The location, design, and appearance of the building or structure. c. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites. d. Bulk and dominance of the building or structure. e. Whether an increase in building height results from site constraints or a response to natural hazard mitigation. f. Whether topographical or other site constraints make compliance with the standard impractical. |
| SETZ-R2 | Residential units and minor residential units | |

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| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> i. one residential unit per site; and ii. one minor residential unit, with a maximum floor area of 70m² excluding garaging, per site, where the minor residential unit is located within 30m of the primary residential unit and has a gross floor area of no more than 80m². <p>And</p> <p>SETZ-S1 to SETZ-S6 SETZ-S8 SETZ-S11 to SETZ-S14</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. The location, design and appearance of the building or structure. c. Whether the residential unit(s) have been designed to share a single vehicle access point and driveway. d. The extent to which the residential unit(s) and vehicle access point design, siting, and external appearance adversely affects rural character and amenity. e. Site topography and orientation and whether the residential unit(s) and vehicle access point can be more appropriately located to minimise adverse visual amenity effects. f. Effect on nearby properties, including outlook and privacy. g. Whether the residential unit(s) and the vehicle access point can be more appropriately located to maintain, enhance, or restore indigenous biodiversity values. h. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design. |
| SETZ-R3 | Accessory buildings ancillary to a permitted activity | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>The accessory building is ancillary to rural and/or residential activities on the site;</p> <p>And</p> <p>SETZ-S1 to SETZ-S4 SET-S8 SETZ-S11 to SETZ-S14</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. The location, design, and appearance of the building or structure. c. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites. d. Bulk and dominance of the building or structure. e. Whether an increase in building height results from site constraints or a response to natural hazard mitigation. f. Whether topographical or other site constraints make compliance with the standard impractical. |
| SETZ-R4 | Home Businesses (not including primary production or rural industry/commercial activities) | |
| | <p>Activity Status: PER</p> | <p>Activity status where compliance is not achieved: RDIS</p> |

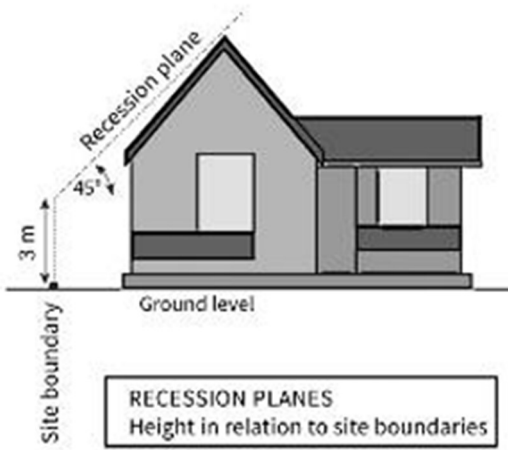
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| | <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> i. Home businesses must occupy no more than 80m² of the gross floor area of the buildings on the site. ii. Goods, materials or equipment associated with the home business must be stored within a building. iii. Manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with the home business must be carried out within a building. iv. Home businesses must be undertaken by a person(s) residing on the site and employ no more than two full-time equivalent person who does not reside on the site. <p>And</p> <p>SETZ-S1 to SETZ-S4</p> <p>SETZ-S7 to SETZ-S14</p> | <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. Whether the activity is compatible with the character of the surrounding neighbourhood. c. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects. d. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. e. Whether the activity is appropriately located in the Zone or there is another more appropriate zone. f. The degree to which the character of the site will retain open space or tree and garden plantings rather than become dominated by buildings and areas of hard surfacing. g. The degree to which the activities on the site remain dominated by rural and/or residential activities, rather than by activities which are not associated with or incidental to residential activities on the site. h. The degree to which additional employment is an integral and necessary part of other activities being undertaken on the site and contributes towards alternative home-based employment and income-generating opportunities for residents or occupiers of the site. i. The degree to which the activity fulfils a function at a local level by meeting the needs of residents principally within the surrounding environment. j. Any adverse effects of the home business in terms of noise, vibration, glare, odour, dust, loss of privacy, traffic and/or parking congestion. |
| SETZ-R5 | Relocatable Buildings (excluding dwellings) | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>SETZ-S1 to SETZ-S4</p> <p>SETZ-S8</p> <p>SETZ-S11 to SETZ-S14</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. The location, design, and appearance of the building or structure. |

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| | | <ul style="list-style-type: none"> c. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites. d. Bulk and dominance of the building or structure. e. Whether an increase in building height results from site constraints or a response to natural hazard mitigation. f. Whether topographical or other site constraints make compliance with the standard impractical. |
| SETZ-R6 | Papakainga and Marae development | |
| | <p>Activity Status: PER</p> <p>Where the following conditions are met: SETZ-S1 to SETZ-S6 SETZ-S8 SETZ-S11 to SETZ-S14</p> <p>And The gross floor area of all community facilities does not exceed 200m² per site.</p> | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. b. The adverse effects on the amenity values of nearby rural properties and public places, including privacy and cumulative effects of other nearby non-residential activities. c. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. d. The extent of impervious surfaces and landscaping. e. Infrastructure requirements. f. The location, design, and appearance of the building or structure. g. Visual dominance, shading, and loss of privacy for, residential units on adjacent sites. h. Bulk and dominance of the building or structure. |
| SETZ-R7 | Relocated Dwellings | |
| | <p>Activity Status: RDIS</p> <p>Where the following conditions are met: SETZ-S1 to SETZ-S6 SETZ-S8 SETZ-S11 to SETZ-S14</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that is not met and the relevant matters of discretion to the non-compliances from the list below. b. The location, design and appearance of the building or structure. c. Effects on streetscape and amenity of adjacent properties, including visual | <p>Activity status where compliance is not achieved: DIS</p> |

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| | <p>dominance, shading, and the loss of privacy for adjoining sites.</p> <p>d. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.</p> <p>e. Whether the building is structurally sound, the condition of the building, and the work needed to bring the exterior of the building up to an external visual appearance that is tidy, of an appropriate standard, and is compatible with the other buildings in the vicinity.</p> <p>f. The requirement for any screening and landscape treatment.</p> <p>g. The bulk, design, and location of the building in relation to the requirements of the zone.</p> <p>h. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</p> <p>i. Parking and access, safety, efficiency, and effects to on-street parking and neighbours.</p> <p>j. The accessibility and convenience of outdoor living space for occupiers.</p> <p>k. Whether adequate sunlight is provided to outdoor living areas.</p> <p>l. Glare</p> <p>m. The extent to which traffic generated by the activity adversely affects the safety and capacity of the adjacent road network.</p> <p>n. The extent to which the vehicle crossing will result in pedestrian safety concerns.</p> | |
| SETZ-R8 | Visitor accommodation (where gross floor area exceeds 200m²) | |
| | Activity Status: DIS | |
| SETZ-R9 | Community, Education and Healthcare Facilities | |
| | Activity Status: DIS | |
| SETZ-R10 | Commercial activities not otherwise provided for | |
| | Activity Status: DIS | |
| SETZ-R11 | Industrial Activities and any activity not otherwise provided for by this chapter | |
| | Activity Status: NC | |

Standards

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| SETZ-S1 Site coverage and impervious surfaces | |
| | The maximum total building coverage on a site must not exceed 35% of the net site area. |
| SETZ-S2 Maximum Height | |
| | The maximum height of any building or structure shall be 8m above ground level. |

| SETZ-S3 Height in relation to boundaries | |
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| | <p>No structure or stored materials shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundaries of a site. See Figure - SETZ 2, provided that:</p> <ol style="list-style-type: none"> Where an internal boundary of a site abuts a driveway or right of way the recession plane may be measured from points 3 m above the furthest boundary of the driveway or right of way. <p>Figure – SETZ 1: Height in relation to a boundary</p>  |
| SETZ-S4 Minimum Setbacks | |
| | <ol style="list-style-type: none"> Front boundary setbacks: <ol style="list-style-type: none"> Buildings or structures must not be located within 3m of the front boundary of a site. Garages and carports (either separate or integrated into the principal residential unit) must not be located within 6m of the front boundary of a site. <p>Note: For the purpose of the above rule, only one boundary will be subject to a front boundary setback for corner sites. The remaining boundaries will be treated as side and/or rear boundaries.</p> Side and rear boundary setbacks: <ol style="list-style-type: none"> two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and one boundary shall be subject to a 1.5m setback. 0m for common wall boundaries or duplex dwellings. <p>Note: For the purpose of the above rule, a front site is a site with a legal road frontage of not less than 10m. A rear site is a site with a legal road frontage of less than 10m. A corner site means a site with two or more legal road frontages of not less than 10m each.</p> Exceptions to side and rear boundary setbacks: <ol style="list-style-type: none"> Eaves up to 600mm, porches, balconies, and decks or other minor building features up to 1.5m in height may occupy any part of a required setback, other than the front yard setback, provided they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length. Unroofed swimming pools no higher than 1m above ground level. Rainwater tanks not exceeding a height above ground level of 1.8m. This standard SETZ-S5 does not apply to: <ol style="list-style-type: none"> Bridges and river crossings; |

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| | b. Fences. |
| SETZ-S5 Outdoor living space | |
| | <ol style="list-style-type: none"> 1. Every ground floor residential unit (including minor residential units) shall have an outdoor living space. This must be provided as follows: <ol style="list-style-type: none"> a. At least 20m² in area. b. Capable of containing a 2m x 4m rectangle. c. Located adjacent to a habitable room. d. Orientated to the north, east or west of the dwelling unit. e. For the exclusive use of the dwelling and free of access to other units, driveways, manoeuvring areas, parking spaces and accessory buildings. <ol style="list-style-type: none"> i. In the case of dwelling units exclusively above ground floor level at least 10m² of net area shall be set aside for outdoor living associated with each unit. |
| SETZ-S6 Outdoor service area | |
| | In addition to provision of outdoor living space, for each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net site area of the site, of 5m ² with a minimum dimension of 1.5m x 1.5m, and free of driveways and manoeuvring areas. |
| SETZ-S7 Hours of operation | |
| | <p>Limited to the following hours of operation:</p> <p>7am to 7pm hours, seven days a week; except where:</p> <ol style="list-style-type: none"> a. the entire activity is located within a building; and b. each person engaged in the activity outside the above hours resides permanently on the site; and c. there are no visitors, customers, or deliveries to the activity outside the above hours. |
| SETZ-S8 Transport (Access, parking, loading) | |
| | All activities must comply with the provisions of TRAN – Transport Chapter |
| SETZ-S9 Light | |
| | All activities must comply with the provisions of LIGHT – Light Chapter |
| SETZ-S10 Noise | |
| | All activities must comply with the provisions of NOISE – Noise Chapter |
| SETZ-S11 Stormwater Management | |
| | <ol style="list-style-type: none"> 1. All developments must have an area on the site that is of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP); and 2. All development shall be able to be provided with a means of stormwater drainage which avoids flooding downstream or on adjacent properties and does not cause any other adverse environmental effects such as increased siltation, or contamination of aquatic environments, erosion or instability of any land or watercourses. |
| SETZ-S12 Wastewater disposal | |
| | All buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with Council Engineering Standards. |
| SETZ-S13 Water supply | |
| | All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council Engineering Standards. |
| SETZ-S14 On-site Services (where a connection to a reticulated network is not available) | |
| | <ol style="list-style-type: none"> 1. All water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to |

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| | <p>on-site wastewater systems, or an approved alternative means to dispose of wastewater in a sanitary manner in accordance with the relevant requirements of the Horizons Regional Plan.</p> <ol style="list-style-type: none"><li data-bbox="336 280 1300 369">2. Any wastewater that is to be disposed to ground from any on-site servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater. |
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