


 WAITAKI  
DISTRICT  
PLAN  
REVIEW

## General Rural Zone (GRUZ)

### What are the key issues we need to think about?

Pressures for residential subdivision in rural areas can result in the fragmentation of large rural land holdings, the loss of highly productive rural land and reverse sensitivity issues such as dust, noise and odour from existing farming operations. Increased demand for infrastructure such as roads, water and sewerage as a result of increased development can affect rural character and amenity.

Increases to intensive farming practices can result in a loss of landscape values, increased pest species, increased traffic movements by heavy vehicles, odour and noise.

Achieving a balance between enabling plantation and carbon forestry and the loss of rural productive land, communities and landscape/biodiversity/cultural/heritage values.

The need to provide for diversification in rural communities to ensure the long-term sustainability of farming and to acknowledge the potential for a range of alternative uses of rural properties that support the rural economy.

### What are we suggesting in the Draft District Plan?

The General Rural Zone (GRUZ) covers the majority of the district and the focus is on retaining the productive potential of land to be used for rural activities.

Areas of the zone that have high landscape, biodiversity, cultural or historic values would have additional protections in place using 'overlays'. The provisions for these overlays are contained in their own chapters and separately mapped.

The key objective of the zone is to provide for primary production activities and retaining the open rural character of the district.

You can view where the General Rural Zone has been identified on our website.



### What does it mean for me?

*Any lawfully established existing businesses or activities have what is referred to as 'existing use rights' and could continue to operate unchanged.*

Within the GRUZ, some primary production and residential activities (including additional minor residential units) would not require a resource consent. New buildings would however need to meet standards on density, height, coverage, setbacks and fencing. Other activities such as some commercial activities, recreational, homestay, home businesses and amenity tree planting and shelterbelts would not require a resource consent. There would be limits on the numbers and types of intensive indoor and outdoor farming that could be undertaken without needing a resource consent.

Activities that would require a resource consent include carbon forestry, some intensive farming activities, industry, quarrying, mining, and some commercial activities.

Rules for earthworks in the GRUZ are separated out into the Earthworks chapter. Most earthworks of under 500m<sup>2</sup> in area would not need a resource consent in the GRUZ. However, there are additional limitations if your property is within an 'overlay' area.

Overlay provisions may also apply in addition to the rules in the GRUZ chapter if you are in an area identified as an Outstanding Natural Feature or Landscape, Significant Natural Area, Coastal Environment, Significant Natural Feature, Rural Scenic Landscape, Site and Area of Significance to Māori, Heritage Items or natural hazard area. Please refer to these chapter summaries for further information.

## Key changes from the current rules

The Rural Scenic Zone included in the current plan is no longer identified as a zone in the draft plan. Instead, Rural Scenic Landscapes are identified as an overlay and addressed in the Natural Features and Landscapes chapter.

Earthworks provisions applying to the rural zones are now contained in the Earthworks chapter.

Residential density in the GRUZ would be reduced to one dwelling per 20 hectares. At present it is one dwelling per 4 hectares in the current plan.

Additional minor residential units would not need a resource consent if they were less than 80m<sup>2</sup> in area and met other standards. Under the current plan, a resource consent is needed for additional minor residential units.

Carbon forestry would need a resource consent.

## Find out more

You can view the full draft chapter on our website

visit [www.waitaki.govt.nz/district-plan-review](http://www.waitaki.govt.nz/district-plan-review)

or scan for more info



## More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at [planreview@waitaki.govt.nz](mailto:planreview@waitaki.govt.nz) or call the District Plan Review hotline on 03 433 1661 and leave a message.

## Summary of the new rules being considered

### **Permitted Activities that would not require a resource consent:**

- Primary production activities, but not mining, quarrying or some intensive farming activities.
- Amenity tree planting and shelterbelts where it is not wilding conifer species, and it does not shade an adjacent residential unit during certain hours, and is no more than 30m in width, and no exotic tree planting in an Otago skink habitat or a Grand skink habitat.
- Home businesses where they meet standards on size and number of employees.
- One residential unit per 20 hectares plus one minor residential unit where these meet certain standards.
- Homestay accommodation.
- Recreational activities.
- Retailing of farm/handcraft produce and refreshments for group visits.
- Farming related airstrips and landing pads.
- Papakāika within land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve

### **Activities that would require a resource consent:**

- Carbon forestry
- Community facilities
- Industrial activities
- Service activities
- Educational facilities
- Retirement villages
- All other activities not listed as being permitted.