

**GRUZ**

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**General Rural  
Zone**

DRAFT  
WAITAKI DISTRICT PLAN

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**Waitaki**

DISTRICT COUNCIL  
TE KAUNIHERA Ā ROHE O WAITAKI

## **General Rural Zone**

### **Introduction**

The General Rural Zone makes up the majority of the rural areas within the District. The focus of the zone is on retaining the productive potential of land to be able to be used for rural activities. Built character is focused on residential units supporting primary production activities and farming infrastructure, including sheds and farm tracks. The provisions seek to retain the focus of this Zone being for primary production activities and retaining the current open rural character.

## GRUZ Objectives

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

The General Rural Zone provides for primary production activities and those natural and physical resources which contribute to the District's rural productive economy while managing adverse effects of activities on the environment.

### **GRUZ-O2 Character of the General Rural Zone**

The character of the General Rural Zone remains dominated by open space and vegetation, including paddocks, trees, natural features and primary production activities over buildings.

## GRUZ Policies

### **GRUZ-P1 Development in the General Rural Zone**

Maintain the rural character in the General Rural Zone by:

1. ensuring a dominance of open space and vegetation, including paddocks, trees, natural features and primary production activities over buildings; and
2. providing for activities that are reliant on the natural and physical resources of the General Rural Zone while ensuring that any adverse effects occurring beyond the site are minimised; and
3. limiting activities that are not reliant on the resources, or do not have a functional or operational need to establish in a General Rural Zone; and
4. encouraging the retention of existing, and planting of new, indigenous vegetation.

## GRUZ Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

### PERMITTED ACTIVITIES

GRUZ-R1 Primary production (excluding mining, quarrying activities, intensive indoor primary production, and intensive outdoor primary production)		
General Rural Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 The activity does not involve the farming of goats, thar, chamois or fitch.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1</p>
GRUZ-R2 Amenity tree planting and shelterbelts		
General Rural Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 The amenity tree planting or shelterbelt does not involve planting of species that can become wilding conifers; <b>and</b></p> <p>PER-2 The tree planting does not shade any adjacent residential unit between the hours of 9:00am and 4:00pm, or any formed public road between 10:00am and 2:00pm, on the shortest day of the year; <b>and</b></p> <p>PER-3 The amenity tree planting or shelterbelt does not take place above 900m above sea level; <b>and</b></p> <p>PER-4 The width of the shelterbelt does not exceed 30m; <b>and</b></p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1, PER-2, PER-3, PER-4, or PER-5</p>

PER-5 No exotic tree planting shall take place within an area of Otago skink habitat or Grand skink habitat as shown in GRUZ-APP1– Otago Skink Habitat and Grand Skink Habitat.	
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### GRUZ-R3 Building activity

<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 GRUZ-S2 – GRUZ-S6 are complied with.</p> <p><i>Notes:</i></p> <ol style="list-style-type: none"> <li>1. <i>NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas</i></li> <li>2. <i>NATC-R1 applies to structures within a riparian margin</i></li> </ol>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>
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### GRUZ-R4 Residential unit

<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 GRUZ-S2 – GRUZ-S5 are complied with; <b>and</b></p> <p>PER-2 GRUZ-S1 is complied with.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status when compliance is not achieved: Non-complying</b></p> <p><b>Where:</b> NC-1 Compliance is not achieved with PER-2</p>
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<b>GRUZ-R5 Residential activity</b>		
<b>General Rural Zone</b>	<b>Activity status: Permitted</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>
<b>GRUZ-R6 Accessory building</b>		
<b>General Rural Zone</b>	<b>Activity status: Permitted</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>
<b>GRUZ-R7 Minor residential unit</b>		
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b>            PER-1            The gross floor area of the minor residential unit shall be no more than 80m<sup>2</sup>, excluding any garaging; <b>and</b></p> <p>PER-2            There shall be only one minor residential unit per site.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b>            RDIS-1            Compliance is not achieved with PER-2</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. whether the minor residential unit fits within its context, taking into account:               <ol style="list-style-type: none"> <li>a) the location, size and visual appearance of the minor residential unit so that it appears from the road, or any other public place, as an integrated, ancillary part of the principal dwelling.</li> </ol> </li> </ol> <p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b>            DIS-1            Compliance is not achieved with PER-1</p>
<b>GRUZ-R8 Visitor accommodation</b>		
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b>            PER-1            The visitor accommodation is limited to homestays accommodating no more than 8 visitors at any one time; <b>and</b></p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b>            DIS-1            Compliance is not achieved with PER-1, PER-2 or PER-3</p>

<p>PER-2 The site continues to be used for farming or residential purposes; <b>and</b></p> <p>PER-3 The activity is principally carried out within a residential unit, or a building accessory to a residential unit or primary production activity.</p>	
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GRUZ-R9 Home business (excluding primary production activity)		
<p><b>General Rural Zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p>PER-1 No more than 40m<sup>2</sup> of the gross floor area of all buildings on the site is used for the home business; <b>and</b></p> <p>PER-2 No more than one full time employee, or equivalent, engaged in the home business, resides off-site; <b>and</b></p> <p>PER-3 No more than 20 vehicle movements are generated in a 24 hour period for the home business; <b>and</b></p> <p>PER-4 Any on-site storage of materials associated with the home business is undertaken within buildings on the site; <b>and</b></p> <p>PER-5 The manufacturing, altering, repairing, dismantling or processing of any goods, or articles associated with the home business, take place within a building.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b></p> <p>DIS-1 Compliance is not achieved with PER-1, PER-2, PER-3, PER-4, or PER-5</p>

<b>GRUZ-R10 Intensive indoor primary production and intensive outdoor primary production</b>	
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p>PER-1</p> <ol style="list-style-type: none"> <li>1. there is no more than 50 sows and no more than 500 pigs of mixed ages; and</li> <li>2. no more than 10 outdoor, free-range pigs per hectare and their progeny up to weaner stage; <b>and</b></li> </ol> <p>PER-2</p> <ol style="list-style-type: none"> <li>1. housed pigs are located no closer than 500m to a property boundary; and</li> <li>2. no disposal or storage of effluent within 500m of a residential unit on any other site; and</li> <li>3. no intensive indoor or outdoor primary production of pigs occurs within 2 kilometres of an urban zone; <b>or</b></li> </ol> <p>PER-3</p> <ol style="list-style-type: none"> <li>1. no intensive indoor or outdoor primary production of poultry takes place within 100m of a property boundary; and</li> <li>2. no disposal or storage of effluent within 500m of a residential unit on any other site; and</li> <li>3. no intensive indoor or outdoor primary production of poultry occurs within 2 kilometres of an urban zone; <b>or</b></li> </ol> <p>PER-4</p> <p>For intensive indoor or outdoor primary production of any other species, there is:</p> <ol style="list-style-type: none"> <li>1. no disposal or storage of effluent within 500m of a residential unit on any other site; and</li> <li>2. no intensive farming within 2 kilometres of an urban zone.</li> </ol>
	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b></p> <p>DIS-1</p> <p>Compliance is not achieved with PER-1</p> <p><b>Activity status when compliance is not achieved: Non-Complying</b></p> <p><b>Where:</b></p> <p>NC-1</p> <p>Compliance is not achieved with PER-2, PER-3 or PER-4</p>



	<i>Note: Regional Council consent may be required for discharge to land or waterbodies, or to air.</i>	
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GRUZ-R11 Recreational activity		
<b>General Rural Zone</b>	<b>Activity status: Permitted</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

GRUZ-R12 Commercial activity		
<b>General Rural Zone</b>	<b>Activity status: Permitted</b>  <b>Where:</b> PER-1 Retail sales are limited to: <ol style="list-style-type: none"> <li>1. farming produce (including milk, fruit, vegetables, plants, flowers, or eggs) produced on the site, or honey processed on the site; or</li> <li>2. refreshments served to group visits to sites used for farming or residential activities; or</li> <li>3. handcrafts produced on the site.</li> </ol>	<b>Activity status when compliance is not achieved: Discretionary</b>  <b>Where:</b> DIS-1 Compliance is not achieved with PER-1

GRUZ-R13 Aeroplane airstrips and helicopter landing pads, and the use of these by aircraft		
<b>General Rural Zone</b>	<b>Activity status: Permitted</b>  <b>Where:</b> PER-1 The use is solely for the purpose of primary production activities; <b>or</b>  PER-2 The use of the landing pad or airstrip is for any other activity which results in no more than 8 aircraft movements per week (4 takeoffs and 4 landings); <b>or</b>  PER-3 The use is for electric powered aircraft that otherwise meet the noise standards in the plan; <b>or</b>	<b>Activity status when compliance is not achieved: Discretionary</b>  <b>Where:</b> DIS-1 Compliance is not achieved with PER-1, PER-2, PER-3, PER-4, or PER-5

<p>PER-4 Use of land or water for emergency landings, rescues, and firefighting; <b>and</b></p> <p>PER-5 In relation to both PER-1 and PER-2, no flight path is over a Residential Zone, Rural Lifestyle Zone, or Settlement Zone.</p> <p><i>Advice note: Any helipad or airstrip is required to meet any relevant noise standards in the Noise Chapter.</i></p>	
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<b>GRUZ-R14 Papakāika <u>within</u> land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve</b>		
<b>General Rural Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 The gross floor area of all commercial activities does not exceed 100m<sup>2</sup> per site; <b>and</b></p> <p>PER-2 The gross floor area of all community facilities does not exceed 200m<sup>2</sup> per site; <b>and</b></p> <p>PER-3 All buildings combined do not exceed a maximum gross floor area of 1,800m<sup>2</sup>; <b>and</b></p> <p>PER-4 GRUZ S2, GRUZ-S3, GRUZ-S4, GRUZ-S5 and GRUZ-S6 are complied with.</p> <p><i>Note: This rule is exempt from GRUZ-S1.</i></p> <p><i>Note: A resource consent for any discharge of wastewater may be required from the relevant Regional Council.</i></p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-4</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1, PER-2 or PER-3</p>

## CONTROLLED ACTIVITIES

<b>GRUZ-R15 Carbon forestry</b>	
<b>General Rural Zone</b>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p>CON-1 The species of planting are indigenous to the ecological district in which the activity is to take place; <b>and</b></p> <p>CON-2 The activity does not take place within an area identified as highly productive land or Highly Productive Land Overlay (LUC 2 or 3); <b>and</b></p> <p>CON-3 Afforestation must not occur where a carbon forest tree, when fully grown, could shade a public road between 10:00am and 2:00pm on the shortest day of the year, except where the topography already causes shading; <b>and</b></p> <p>CON-4 Afforestation must not occur—</p> <ol style="list-style-type: none"> <li>1. within 10m of the boundary of an adjoining property that is not owned by the owner of the carbon forest or the land it is located on (unless that adjoining property is also carbon forest or plantation forest); or</li> <li>2. except in the case of a dwelling located on the same property as the proposed carbon forestry is to be afforested, within the greater of— <ol style="list-style-type: none"> <li>a) 40m of a dwelling; and</li> <li>b) a distance where the forest species when fully grown would shade a dwelling between 10:00am and 2:00pm on the shortest day of the year, except where</li> </ol> </li> </ol>
	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b></p> <p>DIS-1 Compliance is not achieved with CON-1; <b>and</b></p> <p>DIS-2 Where the activity involves non-indigenous species, the carbon forestry activity does not take place:</p> <ol style="list-style-type: none"> <li>1. within an Outstanding Natural Landscape or Rural Scenic Landscape, or</li> <li>2. within an Outstanding Natural Feature or Significant Natural Feature, or</li> <li>3. within a Significant Natural Area, or</li> <li>4. within a Coastal Protection Area, or</li> <li>5. within a Site or Area of Significance to Māori.</li> </ol> <p><b>Activity status when compliance is not achieved: Non-Complying</b></p> <p><b>Where:</b></p> <p>NC-1 Compliance is not achieved with CON-2, CON-3, or CON-4</p> <p><b>Activity status when compliance is not achieved: Prohibited</b></p> <p><b>Where:</b></p> <p>PRO-1 Compliance is not achieved with CON-5 or DIS-2.</p>

<p style="text-align: center;">topography already causes shading; or</p> <p>3. within 30m of the boundary of land used for papakāinga purposes or an urban area; or</p> <p>4. within 10m of a significant natural area; <b>and</b></p> <p>CON-5 The carbon forestry activity does not involve the planting of any pest, pest agent, or organism of interest identified in the relevant Regional Pest Management Plan.</p>	
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### RESTRICTED DISCRETIONARY ACTIVITIES

GRUZ-R16	<b>Papakāika <u>outside</u> of land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve</b>	
<p><b>General Rural Zone</b></p>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b> PER-1 There is a letter of support from all the relevant Kāi Tahu rūnanga that represent mana whenua for the takiwā within which the papakāika is located; <b>or</b></p> <p>PER-2 The papakāika is set back a minimum of 50m from any internal boundary.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any adverse amenity effects on adjacent properties; and</li> <li>2. any reverse sensitivity effects on adjoining land uses; and</li> <li>3. public health and safety; and</li> <li>4. servicing of the site with water and wastewater, including any cumulative adverse effects; and</li> <li>5. ongoing retention of the land as ancestral land.</li> </ol>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1 or PER-2</p>

## DISCRETIONARY ACTIVITIES

<b>GRUZ-R17 Community facility</b>		
<b>General Rural Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>GRUZ-R18 Industrial activity</b>		
<b>General Rural Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>GRUZ-R19 Service activity</b>		
<b>General Rural Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>GRUZ-R20 Any activity not provided for as a permitted, controlled, restricted discretionary, or non-complying activity</b>		
<b>General Rural Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

## NON-COMPLYING ACTIVITIES

<b>GRUZ-R21 Farming of chinchillas</b>		
<b>General Rural Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>GRUZ-R22 Retirement village</b>		
<b>General Rural Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>GRUZ-R23 Educational facility</b>		
<b>General Rural Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

## GRUZ STANDARDS

GRUZ-S1 Residential site density	
<p>The maximum density of residential units on any site shall be one residential unit per 20 hectares of net site area, except where the net site area of an existing site is between 3000m<sup>2</sup> and 20 hectares, one residential unit per site is allowed.</p> <p>For the purpose of this standard, a residential unit excludes any minor residential unit or residential unit in a retirement village.</p>	<p><b>Not Applicable</b></p>
GRUZ-S2 Building and structures height	
<p>Any building and structures must not exceed a maximum height of 15m measured from ground level.</p>	<p><b>Matters of discretion are restricted to:</b></p> <p>The effect on the rural character of the surrounding area; and</p> <ol style="list-style-type: none"> <li>1. the design and siting of buildings and structures; and</li> <li>2. screening, planting and landscaping; and</li> <li>3. effects on amenity values of adjoining properties or views from public places, including privacy and shading.</li> </ol>
GRUZ-S3 Building coverage	
<ol style="list-style-type: none"> <li>1. The building coverage for any site shall not exceed 20%.</li> <li>2. Rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under 1. above.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the effect on the rural character of the surrounding area; and</li> <li>2. the design and siting of buildings and structures; and</li> <li>3. screening, planting and landscaping; and</li> <li>4. effects on amenity values of adjoining properties or views from public places, including privacy and shading.</li> </ol>
GRUZ-S4 Maximum setback from a road boundary	
<ol style="list-style-type: none"> <li>1. A stock loading ramp or race with its entry/exit point located facing a road, including a State Highway, shall not be</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the effect on the rural character of the surrounding area; and</li> </ol>

<p>located within a 30m setback from the road boundary.</p> <ol style="list-style-type: none"> <li>2. A stock loading ramp or race with its entry/exit point running parallel to the road is exempt from this standard.</li> <li>3. Any other building with a gross floor area of more than 10m<sup>2</sup> shall not be located within the following setbacks from the road boundary:             <ol style="list-style-type: none"> <li>a) State Highways - 20m; or</li> <li>b) any other formed road – 15m.</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>2. the design and siting of buildings and structures; and</li> <li>3. screening, planting and landscaping; and</li> <li>4. effects on amenity values of adjoining properties or views from public places, including privacy and shading.</li> </ol>
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<b>GRUZ-S5          Setback from internal boundares</b>	
<p>The minimum setback from any internal boundary with another site shall be:</p> <ol style="list-style-type: none"> <li>1. for residential units – 20m;</li> <li>2. for any other buildings for housing animals – 30m;</li> <li>3. for any other building greater than 10m<sup>2</sup> – 6m.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the effect on the rural character of the surrounding area; and</li> <li>2. the design and siting of buildings and structures; and</li> <li>3. screening, planting and landscaping; and</li> <li>4. effects on amenity values of adjoining properties or views from public places, including privacy and shading.</li> </ol>

<b>GRUZ-S6          Fencing</b>	
<p>Any fencing within a road boundary setback or internal boundary setback shall be post and netting, post and wire, or post and rail fencing.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the effect on the rural character of the surrounding area; and</li> <li>2. the design and siting of fences; and</li> <li>3. screening, planting and landscaping; and</li> <li>4. effects on amenity values of adjoining properties or views from public places, including privacy and shading.</li> </ol>



**GRUZ-APP1 – Otago Skink Habitat and Grand Skink Habitat**

