

## AREA SPECIFIC MATTERS

# GRUZ – General Rural Zone

## Objectives

GRUZ-O1	To promote sustainable use of the District’s land and related resources, particularly by:	
	GRUZ-O1.1	Safeguarding the qualities of the District’s soils which contribute to their life supporting capacity, including soil depth, soil structure, water holding capacity, organic matter and soil fauna (Refer also SUB-O1).
	GRUZ-O1.2	Maintaining options for future generations to use, develop or protect the soil resource. (Refer also SUB-O1).
	GRUZ-O1.3	Managing the <i>effects</i> of urban communities and urban growth upon the <i>environment</i> , including upon the soil resource (Refer also SUB-O8, SUB-O9, INF-O5).
GRUZ-O2	To maintain and where appropriate enhance the rural character and amenity of the District’s rural areas, which includes:  (Refer also GEN-O3, GRUZ-O4)	
	GRUZ-O2.1	A predominance of primary production and other rural activities.
	GRUZ-O2.2	A landscape within which the natural <i>environment</i> (including <i>farming</i> and forestry landscapes) predominates over the built one.
	GRUZ-O2.3	The environmental contrast and clear distinction between town and country.
	GRUZ-O2.4	The natural quality of the District’s <i>indigenous forest</i> areas, rivers, lakes, wetlands and coastal strip.

	<b>GRUZ-O2.5</b>	A high level of amenity and avoidance of those activities that can detract from this including unfinished or derelict <i>buildings</i> , piles of junk and car bodies being stored in the open.
<b>GRUZ-O3</b>		To ensure that rural <i>residential units</i> and properties enjoy a level of rural amenity consistent with the presence of primary production and other rural activities in the <i>zone</i> (Refer also GEN-O5).
<b>GRUZ-O4</b>		To minimise conflict between potentially incompatible activities in the rural <i>zone</i> , for example between rural houses and activities such as primary production and rural industries (Refer also GEN-O1, GEN-O2).

## Policies

<b>GRUZ-P1</b>	To avoid damage to the soil resource from land uses which might result in chemical contamination, excavation, erosion or soil compaction.
<b>GRUZ-P2</b>	To help achieve more sustainable use of potentially unstable hill country and sand country.
<b>GRUZ-P3</b>	To help improve the current state of knowledge about which land use practices are “unsustainable” on various types of country.
<b>GRUZ-P4</b>	To minimise the quantity of versatile land which is effectively lost for reasons such as it being put under large expanses of <i>buildings</i> and pavement, or being put into urban use.
<b>GRUZ-P5</b>	To assist in reducing the effects which unsustainable land use practices may have upon other properties.
<b>GRUZ-P6</b>	To ensure that new and existing development does not adversely affect the existing character and amenity of the General Rural <i>Zones</i> .
<b>GRUZ-P7</b>	To recognise that <i>amenity values</i> vary within the <i>zone</i> , and ensure that any nuisance generated by existing activities is mitigated.

<b>GRUZ-P8</b>	To avoid the adverse <i>effects</i> on the rural <i>environment</i> which could result if some historical subdivisions and paper towns were to have houses built on them.
<b>GRUZ-P9</b>	To enhance the rural <i>environment</i> by using selected spare areas of road reserve for tree planting, provided that the adverse <i>effects</i> referred to in TR-P1.5 are avoided.
<b>GRUZ-P10</b>	To avoid where possible, or mitigate the adverse visual <i>effects</i> of activities that are inherently unsightly, or are detracting from the visual amenities of the <i>zone</i> .
<b>GRUZ-P11</b>	To recognise that rural residents will need to accept that some adverse <i>effects</i> may result from normal primary production and other rural activities from time to time.
<b>GRUZ-P12</b>	To avoid, remedy or mitigate the adverse <i>effects</i> of broad-impact land uses as far as practical, while recognising that the <i>effects</i> of such activities cannot, by their very nature be confined within the <i>site</i> concerned.
<b>GRUZ-P13</b>	To ensure that the potential use of nearby properties is not unduly constrained by the establishment of a new broad-impact land use.
<b>GRUZ-P14</b>	To ensure that the presence of existing land uses and their right to continue is recognised by those who purchase or use land within the area affected by those land uses.
<b>GRUZ-P15</b>	To avoid or mitigate the adverse <i>effects</i> of mineral exploration, extraction and processing operations, while recognising the importance of minerals as a natural resource.
<b>GRUZ-P16</b>	To mitigate the adverse <i>effects</i> of <i>intensive farming</i> activities.
<b>GRUZ-P17</b>	To ensure that <i>buildings</i> and pens which house animals from time to time, are adequately separated from adjoining properties.

## Rules

## Permitted Activities (PER)

**NB** – Words italicised below have a specific definition contained in the Interpretation - Definitions Chapter.

Some of the activities listed below, particularly those marked with “*MWRC*” may also require consent from the *Regional Council*.

The following shall be *permitted activities* in the General Rural Zones, provided that they comply with the standards GRUZ-ST1 to GRUZ-ST21:

<b>GRUZ-R1</b>	<i>Farming and Farm Buildings.</i>	
<b>GRUZ-R2</b>	Planting, tending and harvesting forests, woodlots, specialised tree crops, or shelter belts. <sup>MWRC</sup>	
<b>GRUZ-R3</b>	Veterinary Clinics and Veterinary Hospitals, except if <i>sited</i> in the Air Noise Area.	
<b>GRUZ-R4</b>	Catteries.	
<b>GRUZ-R5</b>	<i>Pig Farming</i> , provided that the activity does not involve:	
	<b>GRUZ-R5.1</b>	More than two breeding sows, of which no more than 10 of the progeny can be retained beyond the weaner stage of eight weeks of age, or
	<b>GRUZ-R5.2</b>	More than 12 growing pigs only, up to the bacon weight stage.
<b>GRUZ-R6</b>	One <i>residential unit</i> on <i>sites</i> which have the following minimum area (except if <i>sited</i> within the Air Noise Area identified in NOISE-APP1):	
	<b>GRUZ-R6.1</b>	General Rural Zone – Specific Control Area - 8ha
	<b>GRUZ-R6.2</b>	General Rural Zone - 4ha
<b>GRUZ-R7</b>	One <i>residential unit</i> on each allotment subdivided under this Plan, except if <i>sited</i> in the Air Noise Area, if that allotment was demonstrated to have a suitable <i>residential unit site</i> in terms of SUB-ST24.	

<b>GRUZ-R8</b>	One <i>residential unit</i> on each allotment subdivided under a previous District Plan, and which incorporated a potential house <i>site</i> , except if the <i>residential unit</i> would be <i>sited</i> within the Air Noise Area.
<b>GRUZ-R9</b>	A second <i>residential unit</i> on <i>sites</i> which have the following minimum areas (except if <i>sited</i> within the Air Noise Area).
<b>GRUZ-R9.1</b>	General Rural Zone – Specific Control Area - 16ha
<b>GRUZ-R9.2</b>	General Rural Zone - 8ha
<b>GRUZ-R10</b>	One <i>Family Flat</i> except if <i>sited</i> within the Air Noise Area.
<b>GRUZ-R11</b>	Craft Workshops and Studios, except if <i>sited</i> in the Air Noise Area.
<b>GRUZ-R12</b>	<i>Home Occupations</i> , except if <i>sited</i> in the Air Noise Area.
<b>GRUZ-R13</b>	Retail sales from craft workshops and studios, from <i>home occupations</i> , and of farm produce, on <i>sites</i> without frontage to Arterial Routes, except if <i>sited</i> in the Air Noise Area (TR-APP1).
<b>GRUZ-R14</b>	<i>Education Facilities</i> and Day Care centres, except if <i>sited</i> within the Air Noise Area.
<b>GRUZ-R15</b>	Formation of vehicle crossings onto <i>roads</i> .  NB: Consent from the <i>road</i> controlling authority is required for vehicle crossings onto Limited Access Roads.
<b>GRUZ-R16</b>	Cemeteries, and crematoria, except if <i>sited</i> in the Air Noise Area.
<b>GRUZ-R17</b>	Effluent ponds for on-farm waste treatment. <sup>MWRC</sup>
<b>GRUZ-R18</b>	Parks, reserves, open space and scenic reserves, except if <i>sited</i> in the Air Noise Area.
<b>GRUZ-R19</b>	Mineral exploration, prospecting or extraction activities, if the amount of material extracted from each <i>site</i> does not exceed 1000 cubic metres per year.

<b>GRUZ-R20</b>	Extraction of more than 1000 cubic metres of sand and /or gravel per year from a river beach, if the <i>site</i> of the extraction is further than 500 metres from the nearest <i>residential unit</i> . <sup>MWRC</sup>
<b>GRUZ-R21</b>	<i>Accessory buildings.</i>
<b>GRUZ-R22</b>	Other <i>buildings</i> ancillary to the primary permitted use of the <i>site</i> .
<b>GRUZ-R23</b>	<i>Signs</i> which comply with SIGN-R1, SIGN-R2 and SIGN-ST1 – SIGN-ST3.
<b>GRUZ-R24</b>	<i>Earthworks</i> ancillary to <i>permitted activities</i> or to approved <i>controlled, restricted discretionary or discretionary activities</i> .
<b>GRUZ-R25</b>	<i>Motor Caravan Sites</i> , except if <i>sited</i> in the Air Noise Area.
<b>GRUZ-R26</b>	<p>Clearance, modification or harvesting of <i>indigenous vegetation</i> if it qualifies as a permitted activity under HH-APP4.<sup>MWRC</sup></p> <p><b>NB:</b> This rule shall not apply to the heritage places listed in HH-APP1 or HH-APP2. Rules on the modification of these places are instead contained in the Historic Heritage Chapter.</p>
<b>GRUZ-R27</b>	Residential Care Homes, except if <i>sited</i> in the Air Noise Area
<b>GRUZ-R28</b>	<i>Milking sheds</i>
<b>GRUZ-R29</b>	<i>Pens housing animals</i>

## Controlled Activities (CON)

The following shall be *controlled activities* in the General Rural Zones, provided that they comply with the standards GRUZ-ST1 -GRUZ-ST21:

<b>GRUZ-R30</b>	Erection of more than one <i>residential unit</i> on a parcel of <i>Māori land</i> , except if <i>sited</i> within the Air Noise Area.
<b>GRUZ-R31</b>	<i>Pig Farming</i> not otherwise specified as a <i>permitted activity</i> , if the separation distances in GRUZ-APP1 can be met.

## Reservation of Control (RC)

The matters over which *Council* has reserved its control and in respect of which conditions may be imposed are set out in GRUZ-RC1 to GRUZ-RC3:

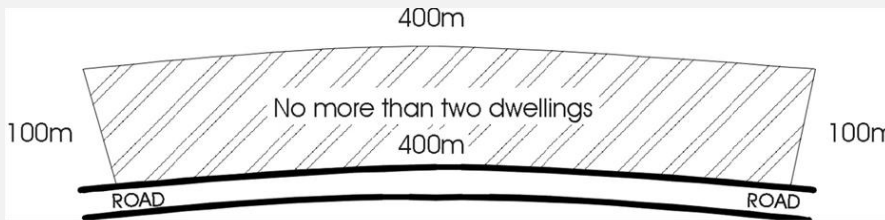
<b>GRUZ-RC1</b>	<i>Relocated buildings</i> – Refer to matters of control provided for in REL-R1.
<b>GRUZ-RC2</b>	Multiple <i>Residential Units</i> on Parcels of Māori Land (GRUZ-R30)
<b>GRUZ-RC2.1</b>	Adequate disposal of domestic effluent, including the standard and method of disposal.
<b>GRUZ-RC2.2</b>	The extent to which the proposal complies with the Plan's requirements for other <i>residential units</i> in the General Rural Zone.
<b>GRUZ-RC3</b>	<i>Pig Farming</i> (GRUZ-R31)
<b>GRUZ-RC3.1</b>	Landscaping and screening around piggery <i>buildings</i>
<b>GRUZ-RC3.2</b>	Mitigation of <i>effects</i> upon nearby properties, including potential odour nuisance.

## Standards for Permitted and Controlled Activities

The *permitted* and *controlled* activities specified above shall comply with the following standards:

GRUZ-ST1	Height	
	GRUZ-ST1.1	Maximum <i>height</i> 20m.
	GRUZ-ST1.2	No <i>building</i> shall exceed a <i>height</i> equal to 3m plus three quarters of the shortest horizontal distance between that part of the <i>building</i> and the nearest <i>site</i> boundary.
	GRUZ-ST1.3	No part of any <i>building</i> , structure, <i>mast</i> , tree or other object shall penetrate any of the climb surfaces, transitional surfaces, horizontal surfaces or conical surfaces associated with Palmerston North Airport or Feilding Aerodrome. These surfaces are shown in GRUZ-APP2. Where two or more surfaces intersect, the lower shall apply.
	NB: Special <i>height</i> controls also apply in the vicinity of Ohakea Airfield (Refer DES-APP3):	
GRUZ-ST2	Yards and Separation Distances	
	GRUZ-ST2.1	<i>Residential Units – Nodal Areas</i> Front <i>yards</i> 25m, other <i>yards</i> 12m
	GRUZ-ST2.2	<i>Residential Units</i> in areas other than <i>Nodal Areas</i> Front <i>yards</i> 25m, other <i>yards</i> 20m
	GRUZ-ST2.3	<i>Accessory Buildings</i> less than 4m in <i>height</i> and with a <i>gross floor area</i> no greater than 60m <sup>2</sup> – Front <i>yards</i> 10m, other <i>yards</i> 1.5m.
	GRUZ-ST2.4	<i>Milking sheds</i> and <i>pens housing animals</i> (either permanently or temporarily), including <i>pig farming</i> :
		GRUZ-ST2.4.a From any General Residential Zone or Settlement zone - 100m.
		GRUZ-ST2.4.b Front <i>yards</i> - 10m



	<b>GRUZ-ST2.4.c</b>	Other <i>yards</i> - 30m.
	<b>GRUZ-ST2.5</b>	All other <i>buildings</i> (including <i>Farm buildings</i> ) – Front <i>yards</i> 10m, other <i>yards</i> 5m.
	<b>GRUZ-ST2.6</b>	<i>Buildings</i> shall be kept at least 10m clear of the top edge of any public drain or watercourse.
	<b>GRUZ-ST2.7</b>	No pig wallow shall be permitted to develop within 100 metres of any boundary of the <i>site</i> .
	<b>GRUZ-ST2.8</b>	Motor Caravans/campervans/caravans on <i>Motor Caravan Sites</i> shall not be parked within 20m of any boundary of the <i>site</i> .
	<b>GRUZ-ST2.9</b>	No silage pit or silage stack shall be <i>sited</i> within 100m of any <i>residential unit</i> on another property that is located in a General Residential or Settlement <i>Zone</i> or a <i>nodal area</i> .
<b>GRUZ-ST3</b>	<b>Separation of Residential Units Along Roads</b>	
	<b>GRUZ-ST3.1</b>	No <i>residential unit</i> shall result in, or add to, a situation of more than two existing or potential houses within the area defined by any 400 metre section of <i>road</i> and a line 100 metres from and parallel to that section of <i>road</i> . (Refer to Figure 47 below).
	 <p>The diagram shows a cross-section of a road and the area immediately adjacent to it. A horizontal line at the bottom represents the 'ROAD'. Above this line, a shaded trapezoidal area is defined. The bottom width of this shaded area is labeled '400m' and corresponds to a '400m' section of the road. The top width of the shaded area is also labeled '400m'. The vertical distance from the road to the top of the shaded area is labeled '100m' on both the left and right sides. Inside the shaded area, the text 'No more than two dwellings' is written.</p>	
	Figure 47 – Separation of <i>residential units</i> along Roads	
	<b>GRUZ-ST3.2</b>	<i>Residential units</i> further than 100m from any road, or on the opposite side of the road concerned, shall not be counted for the purposes of this rule.
	<b>GRUZ-ST3.3</b>	Potential <i>residential units</i> shall be assigned to any allotment which does not currently have a <i>residential unit</i> upon it, and to allotments on proposed or approved subdivision plans.

	<b>GRUZ-ST3.4</b>	Properties which have frontage to more than one <i>road</i> shall comply with this rule in respect of all of the roads concerned.
	<b>GRUZ-ST3.5</b>	This rule shall not apply to <i>residential units</i> located within nodal areas.
<b>GRUZ-ST4</b>	<b>Separation Of Residential Units In The Pohangina Valley</b>	
	<b>GRUZ-ST4.1</b>	No <i>residential unit</i> within the Pohangina Valley, as shown on the Planning Maps, shall be <i>sited</i> within 250 metres of any existing or potential <i>residential unit</i> on another <i>site</i> .
	<b>GRUZ-ST4.2</b>	For the purposes of this rule, potential <i>residential units</i> shall be assigned to any allotment which does not currently have a <i>residential unit</i> upon it, and to allotments on approved plans of subdivision. For the purposes of measuring the distance between such potential <i>residential units</i> and proposed <i>residential units</i> , the potential <i>residential unit site</i> shall be any part of the allotment concerned which complies with this Plan's performance standards for <i>residential units</i> , and which has been demonstrated to be free of natural hazards.
	<b>GRUZ-ST4.3</b>	This rule shall not apply to proposed <i>residential unit</i> sites within the Pohangina <i>nodal area</i> (i.e. within 1km of the Pohangina hall), or to <i>residential units</i> on allotments on plans of subdivision approved prior to 21 July 2001.
<b>GRUZ-ST5</b>	<b>Separation From Pig Farming Operations</b>  No <i>residential unit</i> shall be <i>sited</i> within 500 metres of any <i>building</i> housing pigs which is part of a <i>Pig Farming</i> operation which houses more than 500 growing pigs on <i>site</i> , or more than 50 sows plus progeny.  <b>NB:</b> <i>Pig Farming</i> operations which met these criteria as of 1 July 2000 are listed in GRUZ-APP1.	
<b>GRUZ-ST6</b>	<b>Shelter Belts and Tree Planting</b>	
	<b>GRUZ-ST6.1</b>	Without the written consent of the adjoining landowner concerned, no shelter belt, woodlot or tree plantation shall be permitted to grow to over 4 metres in <i>height</i> :

		<b>GRUZ-ST6.1.a</b>	Within 5m of any <i>northerly boundary</i> of the <i>site</i> , or within 10m of any other boundary of the <i>site</i> except a <i>road</i> boundary, or
		<b>GRUZ-ST6.1.b</b>	Within 30m of any rural <i>residential unit</i> on another property, or
		<b>GRUZ-ST6.1.c</b>	Within 30m of any property zoned General Residential or Settlement,
	<b>GRUZ-ST6.2</b>	No shelter belt, woodlot or tree plantation shall cause shading of any part of any <i>residential unit</i> on another property:	
		<b>GRUZ-ST6.2.a</b>	At 10am on any day between October 26 and March 22
		<b>GRUZ-ST6.2.b</b>	At noon on any day between August 27 and April 17
		<b>GRUZ-ST6.2.c</b>	At 2pm on any day between September 10 and March 29
		(The above times are NZ Standard Times not Daylight Savings Times)	
	<b>GRUZ-ST6.3</b>	GRUZ-ST6.1.b and GRUZ-ST6.2 shall not apply to <i>residential unit</i> which were built after the shelter belt, woodlot or tree plantation concerned was planted.	
	<b>GRUZ-ST6.4</b>	Without the consent of the roading authority, no vegetation which might obstruct vehicle sight lines shall be permitted to grow within 30 metres of the centre of any intersection.	
	<b>GRUZ-ST6.5</b>	No plantation forest shall be permitted to grow within 50 metres of the edge of any <i>wetland</i> listed in HH-APP1, if that <i>wetland</i> is in the coastal area shown on the Planning Maps.	
	<b>GRUZ-ST7</b>	<b>Fencing of Properties</b>	
		<b>GRUZ-ST7.1</b>	Where any activity involves keeping male entire adult cattle or male entire horses in a paddock or enclosure which adjoins another property, those boundaries shall have a live electric wire in addition to, or attached to, the boundary fence, e.g. on

		outriggers. For the purposes of this standard “adult cattle” are defined as those which are at least one year old.
	<b>GRUZ-ST7.2</b>	This rule shall not apply to <i>road</i> boundaries or to situations where the adjoining landowner concerned has given their written consent to a different standard of fence (or to no fence) being provided.
	<b>GRUZ-ST7.3</b>	Where any activity involves keeping more than ten goats, or any goats used for breeding, on any <i>site</i> within 5 kilometres of the Ruahine Forest Park, all those goats shall be formally identified in accordance with the Animal Identification Act 1993 and shall be contained within an area fenced in accordance with the Second Schedule to the Fencing Act 1978.
<b>GRUZ-ST8</b>	<b>Roading Impacts</b>	
	<b>GRUZ-ST8.1</b>	Suitable areas shall be provided on the <i>site</i> for stockpiling, logging and loading operations associated with forest harvesting. No such operations shall be undertaken on the <i>road</i> reserve without the consent of the roading authority.
	<b>GRUZ-ST8.2</b>	No activity shall result in the generation of heavy traffic movements which involve the following:
	<b>GRUZ-ST8.2.a</b>	The weight of the loads concerned exceeding any weight restrictions on the bridges or culverts which are to be used.
	<b>GRUZ-ST8.2.b</b>	The length of the loads concerned requiring the vehicle to utilise the <i>road</i> shoulder, water table or <i>road</i> verge when negotiating bends.
	<b>GRUZ-ST8.2.c</b>	The timing of the vehicle movements in relation to prevailing ground conditions resulting in damage to the structural integrity of the <i>road</i> carriageway, or
	<b>GRUZ-ST8.2.d</b>	The frequency of loads and spacing between them resulting in damage to the structural integrity of the <i>road</i> carriageway.

	<p><b>NB:</b> The onus will be on the landowner and operator of the activity to consult with the roading authority at an early stage to determine whether their proposals are compatible with the roading network in terms of the following activities. <i>Council</i> is not obliged to upgrade any <i>road</i> and may seek contributions from the landowner in such cases (FIN-P14 to FIN-P20).</p>		
GRUZ-ST9	<b>Effluent Disposal and Effluent Ponds</b>		
	GRUZ-ST9.1	Adequate provision shall be made for disposal of any solid or liquid effluent (including effluent ponds if necessary), and for the hygienic storage of waste matter.	
	GRUZ-ST9.2	All effluent ponds shall have an adequate stock-proof fence, with a secure gate.	
	GRUZ-ST9.3	All effluent ponds shall meet the following minimum separation distances:	
		GRUZ-ST9.3.a	From any property zoned General Residential or Settlement - 300m
		GRUZ-ST9.3.b	From any <i>road</i> boundary - 55m
		GRUZ-ST9.3.c	From any other boundary - 80m
GRUZ-ST10	<p><b>Sales Area</b></p> <p>No retail sales area is to be located closer than 50m to the <i>road</i> from which access is gained.</p>		
GRUZ-ST11	Noise - Compliance with standards NOISE-ST1 – NOISE-ST4.		
GRUZ-ST12	<b>Air Noise Control</b>		
	GRUZ-ST12.1	In the Outer Control Area identified in NOISE-APP1, all <i>buildings</i> must be constructed in compliance with:	
		GRUZ-ST12.1.a	NOISE-SCHED1 ( <i>Schedule P</i> ) in respect of all direct <i>sound transmission paths</i> from the outside of the <i>building</i> to the inside of any classroom, lecture room, or any other such room used for communal activities.

		<b>GRUZ-ST12.1.b</b>	NOISE-SCHED2 ( <i>Schedule Q</i> ) in respect of all direct <i>sound transmission paths</i> from the outside of the <i>building</i> to the inside of any bedroom.
	<b>GRUZ-ST12.2</b>	In the Inner Control Area identified in NOISE-APP1, all <i>buildings</i> must be constructed in compliance with:	
		<b>GRUZ-ST12.2.a</b>	NOISE-SCHED1 ( <i>Schedule P</i> ) in respect of all direct <i>sound transmission paths</i> from the outside of the <i>building</i> to the inside of any <i>habitable room</i> (other than a bedroom)
		<b>GRUZ-ST12.2.b</b>	NOISE-SCHED2 ( <i>Schedule Q</i> ) in respect of all direct <i>sound transmission paths</i> from the outside of the <i>building</i> to the inside of any classroom or lecture room, and any other such room used for communal activities
		<b>GRUZ-ST12.2.c</b>	NOISE-SCHED3 ( <i>Schedule R</i> ) in respect of all direct <i>sound transmission paths</i> from the outside of the <i>building</i> to the inside of any bedroom.
	<b>GRUZ-ST12.3</b>	Where a proposed <i>building</i> is not to be insulated as prescribed by the relevant applicable Schedule for the Control Area in which it is located, it shall be permitted if it:	
		<b>GRUZ-ST12.3.a</b>	Is to be insulated to the standard required by the relevant applicable schedule including a 5dBA safety margin, (Refer to Definitions of Schedules P, Q and R).
		<b>GRUZ-ST12.3.b</b>	Is certified by an acoustical consultant as meeting that standard, including the 5dB safety margin.
<b>GRUZ-ST13</b>	<b>Parking</b> - Compliance with TR-ST3.		
<b>GRUZ-ST14</b>	<b>Visibility at Railway Crossings</b> - Compliance with TR-ST1, and TR-APP5		
<b>GRUZ-ST15</b>	<b>Access</b> - Compliance with TR-R2 and TR-ST1.		

GRUZ-ST16	Farm Loading Ramps:		
	GRUZ-ST16.1	Farm loading ramps shall be designed so that vehicles using the ramp do not have to reverse onto or off an arterial route, or park on any part of the carriageway of any arterial route while loading or unloading.	
	GRUZ-ST16.2	The minimum sight distance from any farm loading ramp which is designed so that vehicles using it have to park on any part of a non-arterial route, shall be 110m. If this sight distance is not available, the landowner shall provide advance warning to approaching traffic that the loading or unloading is taking place.	
GRUZ-ST17	Glare - Compliance with TR-ST2.		
GRUZ-ST18	Visual Amenities - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.		
GRUZ-ST19	Family Flats -		
	GRUZ-ST19.1	Maximum <i>Gross Floor Area</i> : 70m <sup>2</sup> or less (excluding attached garaging/carport up to 18m <sup>2</sup> and any sized decks and verandahs).	
	GRUZ-ST19.2	Separation Distance: Shall be located within 30 metres of the main <i>residential unit</i> on the same <i>site</i> .	
	GRUZ-ST19.3	Access: Shall share the same access as the main <i>residential unit</i> on the same <i>site</i> .	
GRUZ-ST20	Signs - Compliance with SIGN-ST1 to SIGN-ST3.		
GRUZ-ST21	Signs - On private property in the General Rural or Flood Channel <i>Zones</i> , the only <i>signs</i> permitted are:		
	GRUZ-ST21.1	A sign not exceeding 1m <sup>2</sup> in area for any public purpose or in connection with and on the same <i>site</i> as any of the following activities:	
		GRUZ-ST21.1.a	Reserves.

		<b>GRUZ-ST21.1.b</b>	Places of assembly.
		<b>GRUZ-ST21.1.c</b>	Museums and educational institutions.
		<b>GRUZ-ST21.1.d</b>	Hospitals and homes for the aged.
		<b>GRUZ-ST21.1.e</b>	Travellers accommodation.
	<b>GRUZ-ST21.2</b>	Temporary <i>Signs</i> permitted by SIGN-ST1 – SIGN-ST3.	
	<b>GRUZ-ST21.3</b>	Traffic <i>signs</i> , or <i>signs</i> denoting the name of the <i>road</i> , number of the premises or the location of, timetable, or other details of any utility or public facility.	
	<b>GRUZ-ST21.4</b>	A sign not exceeding 0.5m <sup>2</sup> in area bearing only the name of the premises, the professions of occupiers, and the name, occupation and hours of attendance of people using the premises. If more than one sign is displayed on one <i>site</i> the total area of <i>signs</i> shall not exceed 1.5m <sup>2</sup> .	
	<b>GRUZ-ST21.5</b>	A sign not exceeding 1m <sup>2</sup> for any permitted use which requires the erection of such a sign, or for the sale of produce grown on the premises.	

## Restricted Discretionary Activities (RDIS)

The following shall be *restricted discretionary activities* in the General Rural Zone:

<b>GRUZ-R32</b>	Any <i>permitted activity</i> or <i>controlled activity</i> specified above which does not comply with any of the relevant standards in GRUZ-ST1 to GRUZ-ST21.
<b>GRUZ-R33</b>	Clearance, modification or harvesting of <i>indigenous vegetation</i> if it qualifies as a <i>restricted discretionary activity</i> under HH-APP4.

**NB:** This rule shall not apply to the heritage places listed in HH-APP1 or HH-APP2 of the Plan. Rules on the modification of these places are instead contained in the Historic Heritage Chapter.



**Matters of Discretion (MD):**

Applications for *restricted discretionary activities* shall be assessed against the matters set out in GRUZ-MD1 to GRUZ-MD6:

<b>GRUZ-MD1</b>	In assessing applications for <i>restricted discretionary activities</i> Council has reserved its control over matters related to the <i>effect</i> of allowing non-compliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the <i>effects</i> of non-compliance.						
<b>GRUZ-MD2</b>	In assessing applications which have become <i>restricted discretionary activities</i> due to non-compliance with the Plan's performance standards, but which otherwise would have been <i>controlled activities</i> , Council has also reserved its control over the matters in GRUZ-RC1 to GRUZ-RC3 which relate to that type of <i>controlled activity</i> .						
<b>GRUZ-MD3</b>	<p>In relation to new <i>buildings</i> within the Inner Control Area or the Outer Control Area (NOISE-APP1)</p> <table> <tr> <td><b>GRUZ-MD3.1</b></td><td>The degree to which the adverse <i>effects</i> of aircraft noise will be mitigated through <i>building</i> construction methods which meet the noise insulation rating for <i>Schedule P</i>, <i>Schedule Q</i> or <i>Schedule R</i> (NOISE-SCHED1, NOISE-SCHED2 or NOISE-SCHED3) as applicable, including a 5dB safety margin.</td></tr> <tr> <td><b>GRUZ-MD3.2</b></td><td>The health, safety and amenities of occupiers of the <i>building</i> in relation to airport noise.</td></tr> <tr> <td><b>GRUZ-MD3.3</b></td><td>The potential <i>effect</i> of residential or communal use of the <i>building</i> upon the continued operation and efficiency of Palmerston North Airport, by way of pressure for curtailment of aircraft operations.</td></tr> </table>	<b>GRUZ-MD3.1</b>	The degree to which the adverse <i>effects</i> of aircraft noise will be mitigated through <i>building</i> construction methods which meet the noise insulation rating for <i>Schedule P</i> , <i>Schedule Q</i> or <i>Schedule R</i> (NOISE-SCHED1, NOISE-SCHED2 or NOISE-SCHED3) as applicable, including a 5dB safety margin.	<b>GRUZ-MD3.2</b>	The health, safety and amenities of occupiers of the <i>building</i> in relation to airport noise.	<b>GRUZ-MD3.3</b>	The potential <i>effect</i> of residential or communal use of the <i>building</i> upon the continued operation and efficiency of Palmerston North Airport, by way of pressure for curtailment of aircraft operations.
<b>GRUZ-MD3.1</b>	The degree to which the adverse <i>effects</i> of aircraft noise will be mitigated through <i>building</i> construction methods which meet the noise insulation rating for <i>Schedule P</i> , <i>Schedule Q</i> or <i>Schedule R</i> (NOISE-SCHED1, NOISE-SCHED2 or NOISE-SCHED3) as applicable, including a 5dB safety margin.						
<b>GRUZ-MD3.2</b>	The health, safety and amenities of occupiers of the <i>building</i> in relation to airport noise.						
<b>GRUZ-MD3.3</b>	The potential <i>effect</i> of residential or communal use of the <i>building</i> upon the continued operation and efficiency of Palmerston North Airport, by way of pressure for curtailment of aircraft operations.						
<b>GRUZ-MD4</b>	<p><i>Residential units</i> and subdivision <i>sites</i> in the Pohangina Valley which do not comply with GRUZ-ST4 shall be assessed in terms of:</p> <table> <tr> <td><b>GRUZ - MD4.1</b></td><td>The adverse visual <i>effect</i> which any future <i>residential units</i>, and associated driveways and boundary plantings, would have upon the landscape of the Pohangina Valley through factors such as:</td></tr> </table>	<b>GRUZ - MD4.1</b>	The adverse visual <i>effect</i> which any future <i>residential units</i> , and associated driveways and boundary plantings, would have upon the landscape of the Pohangina Valley through factors such as:				
<b>GRUZ - MD4.1</b>	The adverse visual <i>effect</i> which any future <i>residential units</i> , and associated driveways and boundary plantings, would have upon the landscape of the Pohangina Valley through factors such as:						

		<b>GRUZ - MD4.1.a</b>	The visual prominence of the <i>site</i> .
		<b>GRUZ - MD4.1.b</b>	Impact on the integrity of the horizontal line of the Valley’s open river terraces.
		<b>GRUZ - MD4.1.c</b>	Compromising the open spaces and vistas which are an integral part of the Valley’s character.
	<b>GRUZ - MD4.2</b>	The ability for these <i>effects</i> to be mitigated or remedied.	
	<b>GRUZ - MD4.3</b>	The likely impact upon the amenities of existing and future residents of the Valley of permitting a smaller separation distance.	
<b>GRUZ-MD5</b>	In assessing applications for keeping goats within 5km of the Ruahine Forest Park (GRUZ-ST7.3) <i>Council</i> has restricted the exercise of its discretion to:		
	<b>GRUZ-MD5.1</b>	The ability to confine goats upon the <i>site</i>	
	<b>GRUZ-MD5.2</b>	The potential <i>effect</i> of goats escaping upon the natural values of the Ruahine Forest Park.	
	<b>GRUZ-MD5.3</b>	The location of the goat keeping within the property	
<b>GRUZ -MD6</b>	In assessing applications for clearance, modification or harvesting of <i>indigenous vegetation</i> (GRUZ-R33 and NH-R18) <i>Council</i> has restricted the exercise of its discretion to the potential impact of the proposed activity upon:		
	<b>GRUZ - MD6.1</b>	Areas of significant <i>indigenous vegetation</i> and significant habitats of indigenous fauna	
	<b>GRUZ - MD6.2</b>	The intrinsic values of ecosystems.	

## Discretionary Activities (DIS)

### Rural Zones - Except Nodal Areas

The following shall be *discretionary activities* in the General Rural Zone, except in *nodal areas*:

<b>GRUZ-R34</b>	Aircraft landing areas, aerodromes and associated facilities.
<b>GRUZ-R35</b>	<i>Residential units</i> and <i>residential accommodation</i> not otherwise permitted by GRUZ-R1 to GRUZ-R30 except if <i>sited</i> in the Air Noise Area.
<b>GRUZ-R36</b>	Golf courses, showgrounds, racecourses, gun clubs, motorsport activities and recreation areas not otherwise specified as a <i>permitted activity</i> .
<b>GRUZ-R37</b>	Hospitals and homes for the aged, except if <i>sited</i> in the Air Noise Area. <sup>MWRC</sup>
<b>GRUZ-R38</b>	Hotels and taverns, except if <i>sited</i> in the Air Noise Area. <sup>MWRC</sup>
<b>GRUZ-R39</b>	<i>Intensive farming</i> .
<b>GRUZ-R40</b>	Lodges, hunting, tour party and recreational bases except if <i>sited</i> in the Air Noise Area. <sup>MWRC</sup>
<b>GRUZ-R41</b>	Marae, except if <i>sited</i> in the Air Noise Area. <sup>MWRC</sup>
<b>GRUZ-R42</b>	<i>Pig farming</i> not otherwise specified as a <i>permitted</i> or <i>controlled activity</i> . <sup>MWRC</sup>
<b>GRUZ-R43</b>	Places of assembly and libraries, except if <i>sited</i> in the Air Noise Area.
<b>GRUZ-R44</b>	Mineral exploration, prospecting or extraction activities, not otherwise permitted by GRUZ-R1 to GRUZ-R29. <sup>MWRC</sup>
<b>GRUZ-R45</b>	Restaurants, reception rooms and <i>tourist facilities</i> , except if <i>sited</i> in the Air Noise Area.
<b>GRUZ-R46</b>	Retail sales from craft and workshop studios, from <i>home occupations</i> , and of farm produce, on <i>sites</i> with frontage to the arterial routes defined by TR-APP1, except if <i>sited</i> in the Air Noise Area.

<b>GRUZ-R47</b>	Rural industries, farm contractors depots, and rural transport operators.	
<b>GRUZ-R48</b>	Saleyards.	
<b>GRUZ-R49</b>	<i>Signs</i> on private property which provide advance warning to motorists of retail sales outlets, restaurants or <i>tourist facilities</i> in the General Rural Zone, provided that:	
	<b>GRUZ-R49.1</b>	The <i>signs</i> are located no further than 1km from the business concerned if both are located on the same <i>road</i> .
	<b>GRUZ-R49.2</b>	The <i>signs</i> are located no further than 5km from the business concerned if the business is down a side <i>road</i> .
<b>GRUZ-R50</b>	Travellers' accommodation, except if <i>sited</i> in the Air Noise Area.	
<b>GRUZ-R51</b>	Landfills.	
<b>GRUZ-R52</b>	Alterations and additions to any of the following <i>buildings</i> or activities on <i>sites</i> within the Air Noise Area (NOISE-APP1) provided that the <i>building</i> or activity was lawfully established prior to 1 August 1998:	
	<b>GRUZ-R52.1</b>	<i>Residential units</i> and <i>residential accommodation</i> , including relocated <i>residential units</i> .
	<b>GRUZ-R52.2</b>	<i>Family Flats</i> .
	<b>GRUZ-R52.3</b>	<i>Education Facilities</i> and Day Care Centres.
	<b>GRUZ-R52.4</b>	Travellers' Accommodation.
	<b>GRUZ-R52.5</b>	Marae.
	<b>GRUZ-R52.6</b>	Hotels and Taverns.
	<b>GRUZ-R52.7</b>	Hospitals and Homes for the Aged.
	<b>GRUZ-R52.8</b>	Places of Assembly and Libraries.

	<b>GRUZ-R52.9</b>	Lodges, hunting, tour party and recreational bases.
	<b>GRUZ-R52.10</b>	Restaurants, Reception Rooms and <i>Tourist Facilities</i> .
	<b>GRUZ-R52.11</b>	Any other existing <i>buildings</i> used for regular accommodation and Communal Activities.
<b>GRUZ-R53</b>	Coastal protection /river control structures located within 50m of Mean High Water Springs. <sup>MWRC</sup>	

## Nodal Areas

The following shall be *discretionary activities* in the *nodal areas* of the General Rural Zone:

<b>GRUZ-R54</b>	<i>Residential units and residential accommodation</i> not otherwise permitted by GRUZ-R1 to GRUZ-R30.
<b>GRUZ-R55</b>	Golf courses, showgrounds, racecourses and recreation areas not otherwise specified as a <i>permitted activity</i> .
<b>GRUZ-R56</b>	Hospitals and homes for the aged. <sup>MWRC</sup>
<b>GRUZ-R57</b>	Hotels and taverns <sup>MWRC</sup> .
<b>GRUZ-R58</b>	Lodges, hunting, tour party and recreational bases. <sup>MWRC</sup>
<b>GRUZ-R59</b>	Marae. <sup>MWRC</sup>
<b>GRUZ-R60</b>	Places of assembly and libraries.
<b>GRUZ-R61</b>	Restaurants, reception rooms and <i>tourist facilities</i> .
<b>GRUZ-R62</b>	Retail sales from craft and workshop studios, from <i>home occupations</i> , and of farm produce, on <i>sites</i> with frontage to the arterial routes defined by TR-APP1.
<b>GRUZ-R63</b>	Farm contractor's depots, and rural transport operators.
<b>GRUZ-R64</b>	Saleyards.

<b>GRUZ-R65</b>	<i>Signs</i> on private property which provide advance warning to motorists of retail sales outlets, restaurants or <i>tourist facilities</i> in the General Rural Zone, provided:	
	<b>GRUZ-R65.1</b>	The <i>signs</i> are located no further than 1km from the business concerned if both are located on the same <i>road</i> .
	<b>GRUZ-R65.2</b>	The <i>signs</i> are located no further than 5km from the business concerned if the business is down a side <i>road</i> .
<b>GRUZ-R66</b>	Travellers' accommodation.	

## Non-Complying Activities (NC)

<b>GRUZ-R67</b>	Any activity which is not categorised by this chapter as being a <i>permitted</i> , <i>controlled</i> , <i>restricted discretionary</i> , <i>discretionary</i> , or prohibited activity shall be a <i>non-complying activity</i> .
-----------------	--

## Prohibited Activities (PR)

The following shall be prohibited activities in the General Rural Zones, if *sited* in the Air Noise Area (NOISE-APP1).

These activities have been expressly prohibited and no resource consent shall be granted.

<b>GRUZ-R68</b>	Veterinary Clinics and Veterinary Hospitals.
<b>GRUZ-R69</b>	<i>Residential units</i> and <i>residential accommodation</i> , including relocated <i>residential units</i> .
<b>GRUZ-R70</b>	<i>Family Flats</i> or Guest Houses.
<b>GRUZ-R71</b>	Craft Workshops and Studios.

<b>GRUZ-R72</b>	<i>Home Occupations.</i>
<b>GRUZ-R73</b>	Retail sales from craft and workshop studios, from <i>home occupations</i> , and of farm produce.
<b>GRUZ-R74</b>	<i>Education Facilities</i> and Day Care centres.
<b>GRUZ-R75</b>	Cemeteries and crematoria.
<b>GRUZ-R76</b>	Parks, reserves, open space and scenic reserves.
<b>GRUZ-R77</b>	Hospitals and homes for the aged.
<b>GRUZ-R78</b>	Hotels and taverns.
<b>GRUZ-R79</b>	Lodges, hunting, tour party and recreational bases.
<b>GRUZ-R80</b>	Marae.
<b>GRUZ-R81</b>	Places of assembly and libraries.
<b>GRUZ-R82</b>	Restaurants, reception rooms and <i>tourist facilities</i> .
<b>GRUZ-R83</b>	Travellers' accommodation.
<b>GRUZ-R84</b>	Communal activities.
<b>GRUZ-R85</b>	Motor Caravan Rallies.
<b>GRUZ-R86</b>	<i>Motor Caravan Sites.</i>

# GRUZ-APP1 – Separation Distances for Pig Farming Activities

Refer GRUZ-R31

Table 5 - Minimum separation distance in metres for Pig Farming Activities

Location	Minimum Separation Distance in Metres	
	Up to 2000 Pigs	Over 2000 Pigs
From any General Residential or Settlement Zone	2000m	$P \times 1.0^*$
From any Mixed Use, Town Centre, Commercial, General Industrial or Open Space Zone, or place of assembly	1500m	$P \times 0.75^*$
From any <i>residential unit</i> on another <i>site</i>	500m	$P \times 0.25^*$
From any <i>road</i> boundary of the <i>site</i>	410m	$(P \times 0.25^*) - 90$
From any other boundary of the <i>site</i>	430m	$(P \times 0.25^*) - 70$

(\* P = Number of Pigs)

## EXAMPLE:

If the proposal was to establish a piggery with 2500 pigs, (i.e.  $P = 2500$ ) the relevant buffer distances would be:

From any General Residential or Settlement Zone	$2500 \times 1.0$	= 2500 metres
From any <i>residential unit</i> on another <i>site</i>	$2500 \times 0.25$	= 625 metres
From any <i>road</i> boundary of the <i>site</i>	$2500 \times 0.25 = 625\text{m} - 90\text{m}$	= 535 metres
From any other boundary of the <i>site</i>	$2500 \times 0.25 = 625\text{m} - 70\text{m}$	= 555 metres



**NB:** It is considered appropriate for *Pig farming* activities which meet these separation distances to become established as *controlled activities*, i.e. where *Council* is obliged to grant consent and where there is no third-party involvement from potentially-affected neighbours. *Pig farming* proposals as a discretionary activity may be approved with substantially smaller buffer distances, and the provisions of the Pork *Industry Board's* Code of Practice will be used as a guideline in this respect. (GEN-AC17)

## List of Substantial Existing Piggeries

(GRUZ-ST5)

The following piggeries had more than 500 growing pigs or 50 sows plus progeny, on *site* as of 1 August 2000:

- Managh Piggery - Te Rakehou *Road*
- Hearsey Piggery - Cloverlea *Road*
- Wilkes Piggery - SH56 Tiakitahuna

These piggeries are also shown on Planning Maps 10 and 19.

## GRUZ-APP2 – Airport Height Limits

Figure 48 — Palmerston North Airport Height Limits

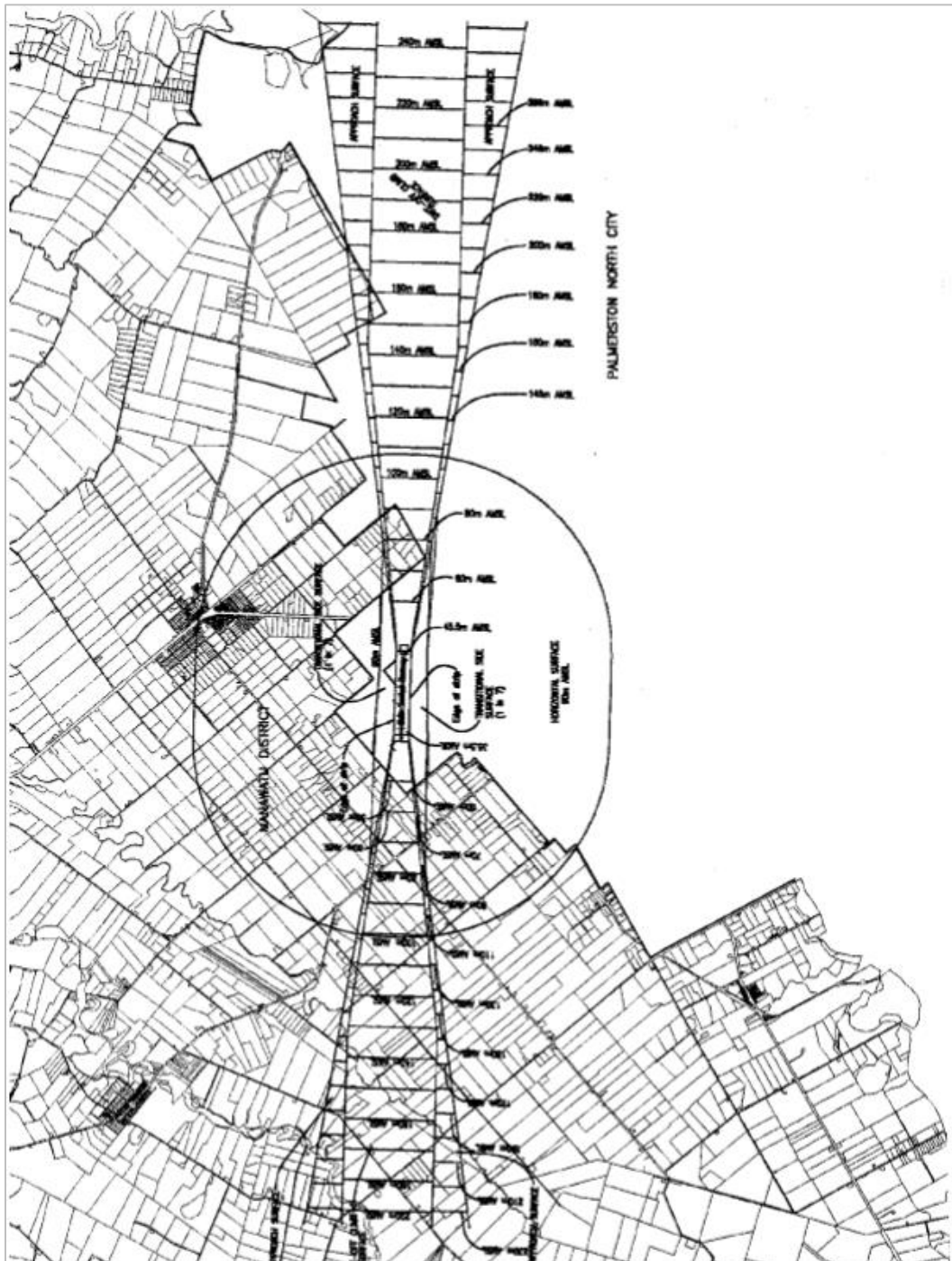


Figure 49 – Feilding Aerodrome Height Limits

