

## AREA SPECIFIC MATTERS

# GRUZ – General Rural Zone

## Objectives

<b>GRUZ-01</b>	To promote sustainable use of the District’s land and related resources, particularly by:	
	<b>GRUZ-01.1</b>	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-01).
	<b>GRUZ-01.2</b>	Maintaining options for future generations to use, develop or protect the soil resource. (Refer also SUB-01).
	<b>GRUZ-01.3</b>	Managing the <i>effects</i> of urban communities and urban growth upon the <i>environment</i> , including upon the soil resource (Refer also SUB-08, SUB-09, INF-05).
<b>GRUZ-02</b>	To maintain and where appropriate enhance the rural character and amenity of the District’s rural areas, which includes:  (Refer also GEN-03, GRUZ-04)	
	<b>GRUZ-02.1</b>	A predominance of primary production and other rural activities.
	<b>GRUZ-02.2</b>	A landscape within which the natural <i>environment</i> (including <i>farming</i> and forestry landscapes) predominates over the built one.
	<b>GRUZ-02.3</b>	The environmental contrast and clear distinction between town and country.
	<b>GRUZ-02.4</b>	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 dwellings 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. <i>MWRC</i>	
<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>dwelling</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>dwelling</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>dwelling site</i> in terms of SUB-ST24.	

<b>GRUZ-R8</b>	One <i>dwelling</i> on each allotment subdivided under a previous District Plan, and which incorporated a potential house <i>site</i> , except if the <i>dwelling</i> would be <i>sited</i> within the Air Noise Area.
<b>GRUZ-R9</b>	A second <i>dwelling</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>dwelling</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>	Clearance, modification or harvesting of <i>indigenous vegetation</i> if it qualifies as a permitted activity under HH-APP4. <sup>MWRC</sup>  <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.
<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>dwelling</i> on a parcel of <i>Māori land</i> , except if <i>sited</i> within the Air Noise Area.
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<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.
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### 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.
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<b>GRUZ-RC2</b>	Multiple Dwellings on Parcels of Māori Land (GRUZ-R30)
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<b>GRUZ-RC2.1</b>	Adequate disposal of domestic effluent, including the standard and method of disposal.
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<b>GRUZ-RC2.2</b>	The extent to which the proposal complies with the Plan's requirements for other dwellings in the General Rural Zone.
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<b>GRUZ-RC3</b>	<i>Pig Farming</i> (GRUZ-R31)
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<b>GRUZ-RC3.1</b>	Landscaping and screening around piggery <i>buildings</i>
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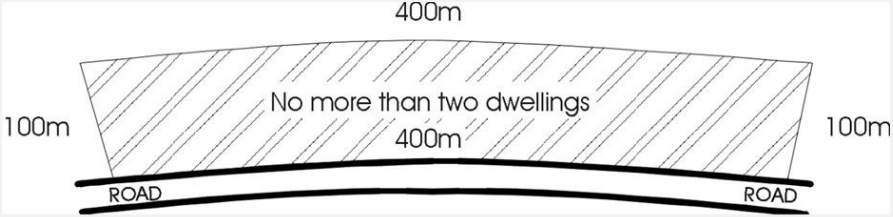
<b>GRUZ-RC3.2</b>	Mitigation of <i>effects</i> upon nearby properties, including potential odour nuisance.
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## Standards for Permitted and Controlled Activities

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

<b>GRUZ-ST1</b>	<b>Height</b>		
	<b>GRUZ-ST1.1</b>	Maximum <i>height</i> 20m.	
	<b>GRUZ-ST1.2</b>	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.	
	<b>GRUZ-ST1.3</b>	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):			
<b>GRUZ-ST2</b>	<b>Yards and Separation Distances</b>		
	<b>GRUZ-ST2.1</b>	<i>Dwelling Units – Nodal Areas</i> Front <i>yards</i> 25m, other <i>yards</i> 12m	
	<b>GRUZ-ST2.2</b>	<i>Dwelling Units in areas other than Nodal Areas</i> Front <i>yards</i> 25m, other <i>yards</i> 20m	
	<b>GRUZ-ST2.3</b>	<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.	
	<b>GRUZ-ST2.4</b>	<i>Milking sheds</i> and <i>pens housing animals</i> (either permanently or temporarily), including <i>pig farming</i> :	
		<b>GRUZ-ST2.4.a</b>	From any General Residential <i>Zone</i> or Settlement <i>zone</i> - 100m.
	<b>GRUZ-ST2.4.b</b>	Front <i>yards</i> - 10m	



	<b>GRUZ-ST2.4.c</b>	Other yards - 30m.
	<b>GRUZ-ST2.5</b>	All other <i>buildings</i> (including <i>Farm buildings</i> ) – Front yards 10m, other yards 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>dwelling</i> on another property that is located in a General Residential or Settlement Zone or a <i>nodal area</i> .
<b>GRUZ-ST3</b>	<b>Separation of Dwellings Along Roads</b>	
	<b>GRUZ-ST3.1</b>	No <i>dwelling</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 illustrates a road section of 400m. On either side of the road, there is a 100m buffer zone. The area within these buffers is shaded with diagonal lines and contains the text 'No more than two dwellings'. The road itself is labeled 'ROAD' at both ends.</p>	
	<p>Figure 47 – Separation of <i>Dwellings</i> along Roads</p>	
<b>GRUZ-ST3.2</b>	Dwellings 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 dwellings shall be assigned to any allotment which does not currently have a <i>dwelling</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 dwellings located within nodal areas.
<b>GRUZ-ST4</b>	<b>Separation Of Dwelling Units In The Pohangina Valley</b>	
	<b>GRUZ-ST4.1</b>	No <i>dwelling</i> unit within the Pohangina Valley, as shown on the Planning Maps, shall be <i>sited</i> within 250 metres of any existing or potential <i>dwelling</i> unit on another <i>site</i> .
	<b>GRUZ-ST4.2</b>	For the purposes of this rule, potential dwellings shall be assigned to any allotment which does not currently have a <i>dwelling</i> upon it, and to allotments on approved plans of subdivision. For the purposes of measuring the distance between such potential dwellings and proposed dwellings, the potential <i>dwelling site</i> shall be any part of the allotment concerned which complies with this Plan’s performance standards for dwellings, and which has been demonstrated to be free of natural hazards.
	<b>GRUZ-ST4.3</b>	This rule shall not apply to proposed dwelling sites within the Pohangina <i>nodal area</i> (i.e. within 1km of the Pohangina hall), or to dwellings on allotments on plans of subdivision approved prior to 21 July 2001.
<b>GRUZ-ST5</b>	<b>Separation From <i>Pig Farming</i> Operations</b>	
	No <i>dwelling</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>dwelling</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>dwelling</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 dwellings 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
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	<p><b>Noise</b> - Compliance with standards NOISE-ST1 – NOISE-ST4.</p>	
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-SCHEM1 ( <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	<b>Farm Loading Ramps:</b>	
	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	<b>Glare</b> - Compliance with TR-ST2.	
GRUZ-ST18	<b>Visual Amenities</b> - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.	
GRUZ-ST19	<b>Family Flats -</b>	
	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>dwelling</i> on the same <i>site</i> .
	GRUZ-ST19.3	Access: Shall share the same access as the main <i>dwelling</i> on the same <i>site</i> .
GRUZ-ST20	<b>Signs</b> - Compliance with SIGN-ST1 to SIGN-ST3.	
GRUZ-ST21	<b>Signs</b> - 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 border="1" data-bbox="443 947 1328 1528"> <tr> <td data-bbox="443 947 621 1224"><b>GRUZ-MD3.1</b></td> <td data-bbox="630 947 1328 1224">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 data-bbox="443 1228 621 1335"><b>GRUZ-MD3.2</b></td> <td data-bbox="630 1228 1328 1335">The health, safety and amenities of occupiers of the <i>building</i> in relation to airport noise.</td> </tr> <tr> <td data-bbox="443 1339 621 1528"><b>GRUZ-MD3.3</b></td> <td data-bbox="630 1339 1328 1528">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>Dwellings and subdivision <i>sites</i> in the Pohangina Valley which do not comply with GRUZ-ST4 shall be assessed in terms of:</p> <table border="1" data-bbox="443 1640 1328 1824"> <tr> <td data-bbox="443 1640 621 1824"><b>GRUZ - MD4.1</b></td> <td data-bbox="630 1640 1328 1824">The adverse visual <i>effect</i> which any future dwellings, 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 dwellings, 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 dwellings, 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>Dwelling</i> units and residential accommodation 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 on private property which provide advance warning to motorists of retail sales outlets, restaurants or tourist facilities in the General Rural Zone, provided that:</i>
<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>	Dwellings and residential accommodation, including relocated dwellings.
<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>Dwelling</i> units and residential accommodation 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.

**Assessment Criteria:**

The matters set out in GEN-AC1 to GEN-AC25 will be taken into account in assessing *discretionary activities*.

## Non-Complying Activities (NC)

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

## 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>Dwelling</i> units and residential accommodation, including relocated dwellings.

<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 dwelling on another site	500m	$P \times 0.25^*$
From any road boundary of the site	410m	$(P \times 0.25^*) - 90$
From any other boundary of the site	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 dwelling on another site	$2500 \times 0.25$	= 625 metres
From any road boundary of the site	$2500 \times 0.25 = 625\text{m} - 90\text{m}$	= 535 metres
From any other boundary of the site	$2500 \times 0.25 = 625\text{m} - 70\text{m}$	= 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

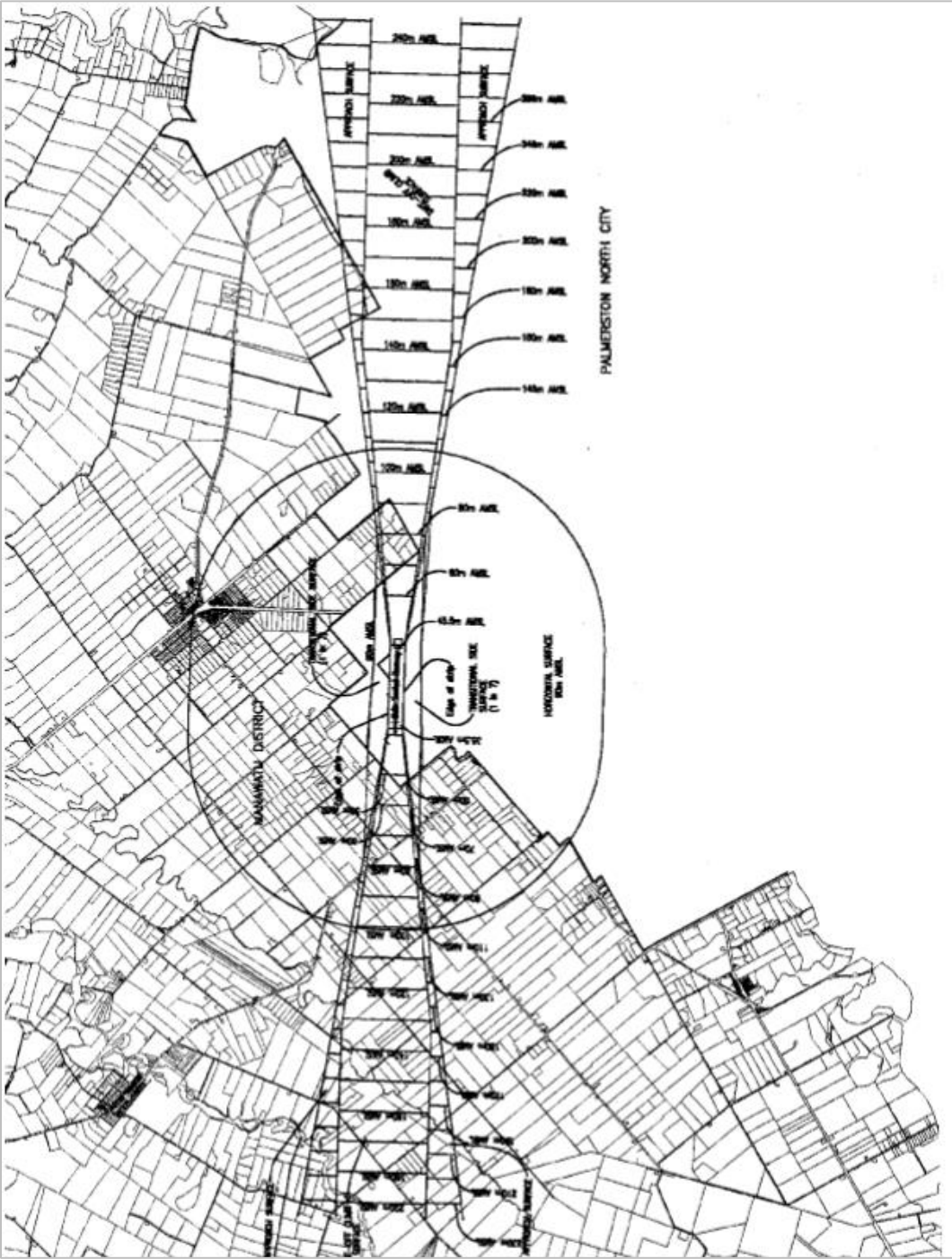
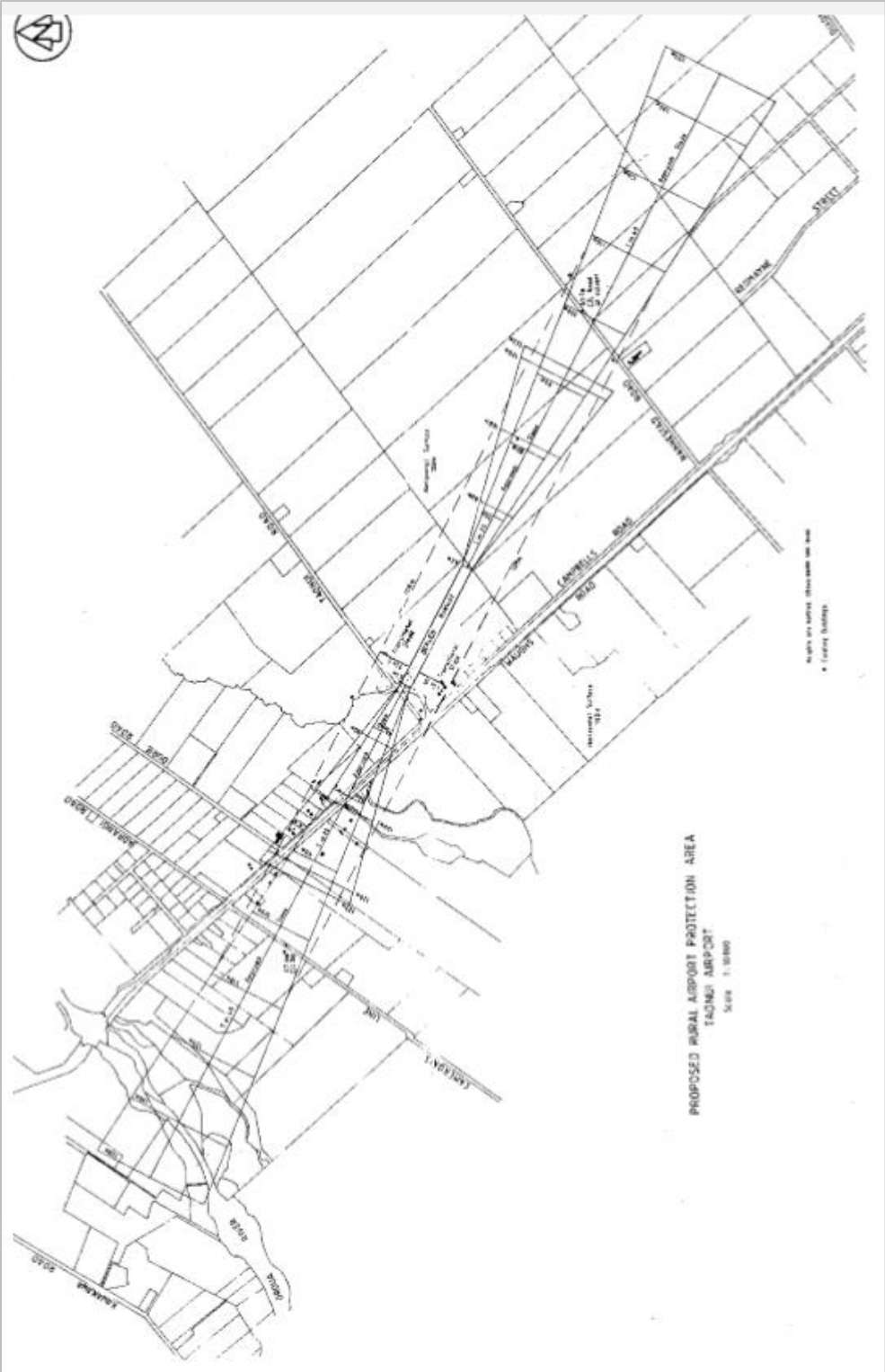


Figure 49 – Feilding Aerodrome Height Limits



## Explanation

### Sustainable use of soil resources

Over significant areas of the District the present land uses appear to be having an adverse *effect* upon the quality and stability of the soil resource. The most apparent example is grazing use of erosion-prone hill country. This in turn can have *effects* on other properties, for example through sedimentation. There is also evidence that over-cultivation of some arable land in the Kairanga plain has damaged the soil's structure and capability. While the latter problem may not be widespread at present, care must be taken to stop it becoming so.

*The Act* requires the Plan to promote sustainable use of soil resources, i.e. to manage them with future use and future generations in mind. The soil is one of the key resources upon which all life depends. As stated in GRUZ-P1 permanent damage to the soil resource must be avoided. There is a large “grey area” concerning what uses are sustainable for various types of land. The best approach is to try to make land uses more sustainable rather than trying to define a precise dividing line between “sustainable” and “unsustainable”.

The *Regional Council* has prime responsibility in the soil conservation and stability area, and has prepared a Land and Water Regional Plan. That Plan contains rules to prevent land uses from becoming less sustainable through, for example, inappropriate clearance of vegetation and soil disturbance on land vulnerable to erosion.

To change present land use practices into others which are more sustainable is a huge task.

Retiring land from pastoral *farming* may be the “sustainable answer” for some hill country properties, but the landowners may be simply unable to afford the change.

Financial support from local, regional or national sources would help, but it is unlikely to be forthcoming in amounts which would enable the massive changes needed to be made quickly. Education and information may well be the most *effective* methods to use. As *Council* has no specific expertise in this field it is most appropriate to support the *Regional Council* and other agencies who do.

Objective GRUZ-O1 recognises that all land is an important resource, and that as well as preventing soil degradation, it is important to keep open a wide range of options for its future use. We do not know what sort of new land uses may crop up in the future. There may be some types of soil (e.g. wine-producing gravels) which aren't seen as important now, but might be later on. The average lot size mechanism is one tool which the Plan uses to try and retain options for all land in terms of fragmentation through subdivision. (Refer to SUB-O5).

GRUZ-P4 refers to versatile land, which in this Plan means Class I and II land except for Class IIs2. Class I and II land is defined in the Land Use Capability (LUC) classification of the NZ Land Resource Inventory. There are 8 classes, ranging from Class I land which has very few limitations

to use and can be used for a wide range of productive purposes, to Class VIII which has extreme limitations and is unsuited to any use except catchment protection planting.

Class IIs2 land is a specific type which occurs extensively in the Ashhurst-Bunnythorpe-Colyton and Sanson-Rongotea-Halcombe areas. It theoretically has the potential to be used for the same wide range of productive options as other Class II land, but in practice its use is limited by an impervious sub-surface soil layer (a fragipan) which impedes drainage. Since this limitation is extremely difficult to overcome by practical drainage works, the Class IIs2 soils are not regarded by this Plan as having the same level of versatility as the Class I and other Class II soils.

Versatile land is a special resource for a number of reasons. It can be used for the widest range of potential uses of any land. It can be used for intensive production without the need for extensive artificial inputs such as fertiliser. It is therefore an important resource, for example, for any future low-energy organic production methods. There is also only a small amount of versatile land, (nationally and locally) compared to the other land classes. This is shown in Table 6 below. For example the Manawatū District has half as much Class I land (14,350ha) as the entire South Island (28,900 ha). Lastly, versatile soils have the greatest potential capacity for supporting life. Safeguarding the life-supporting capacity of soil is part of the definition of sustainable management in Section 5 of the Act.

Table 6 – LUC Classes in Manawatū District Compared to New Zealand. Data from Landcare Research, May 1998.

LUC Grouping	Manawatū District	Manawatū Wanganui Region	North Island	South Island
LUC Class I	5.5%	1.5%	1.3%	0.2%
LUC Class II (except IIs)	12.9%	3.9%	4.0%	2.1%
Other LUC classes	80.7%	93.9%	92.2%	93.4%
Rivers, lakes, towns, estuaries, etc	0.9%	0.7%	2.5%	4.3%
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

This Plan has included particular policies and objectives for versatile soils because:

- They are a special and limited resource (as set out above).
- They are under a lot of pressure locally, especially around the edge of Palmerston North. Their options could be severely compromised, for example, by uniform small-lot subdivision.
- Their management is a real issue for the District's people, and also regionally.

Soil quality is only one of the factors that influence the actual uses to which land is put. Other factors include current levels of land use, location, water, microclimate, community values, scarcity, drainage and infrastructure.

The Regional Policy Statement (RPS) recognises Class I and II soils as special compared to the rest. RPS Policy 5.1 states that: “All land shall be managed sustainably. In particular the adverse *effects* of land use activities resulting in a significant: (inter alia) irreversible loss of Class I and II land ...shall be avoided, remedied or mitigated.”

This Plan’s rules treat versatile land differently in only three ways. Firstly the impact on high quality soils is one of the factors which needs to be taken into account when looking at proposed urban expansion. (Refer SUB-O8). Secondly that impact also needs to be considered when assessing a *discretionary activity* (GEN-AC1 to GEN-AC25). Thirdly the versatile land has a different average lot size control for subdivision compared to the rest of the District – 8ha vs 4ha. (SUB-O1).

## Rural Character and Amenities

Policy GRUZ-P6 reflects the fact that industrial, commercial and tourist operations as well as new housing have the potential to adversely affect the character of the rural *environment*, particularly in the areas of highest demand around Palmerston North and Feilding. The impact of the density of new housing in the General Rural Zones is managed through average lot size controls and a rule which limits ribbon development of houses along and close to rural roads. (GRUZ-ST3).

The presence of a *family flat*, in addition to a residential *dwelling* on a *site*, can adversely affect the character and amenity of the rural *environment*. In order to manage the nature and density of development within the General Rural Zone, the number of *dwelling* units and the size, location and access to *family flats* will be restricted. The size and scale of *family flats* are to be secondary to that of the main *dwelling*.

Small scale industrial and *commercial activity* is permitted in the General Rural Zone, since its *effects* are little different to what a farmer may be involved in anyway, e.g. retail sales or some light manufacturing in the implement shed.

Beyond the “*home occupation*” scale, specific provision has been made for those non-*farming* activities which fit into the rural scene rather than intruding upon it (i.e. the things which people expect to see in the countryside.) Some examples are silos, sawmills, quarries, golf courses, contractors’ depots and halls. While these activities are specifically listed, there is scope to consider other proposals as *non-complying activities* if they do not conflict with the Plan’s objectives.

The Plan recognises that there are some activities (mainly industries) which need to be located in rural areas due to their *effects* upon towns or vice versa. One example is landfills. As noted in GRUZ-P12 however, the first aim with “broad-impact” operations is always to reduce their *effects* “at source”. GRUZ-P12 reflects the fact that there are parts of the rural zones which currently have different levels of amenity compared to the rest, due for example to the presence of a broad-impact land use such as an airport or industrial complex.

Special management has been afforded to the rural area around Palmerston North Airport for noise attenuation reasons. Special controls restrict the establishment of residential land uses, and those involving the congregation of people, within a defined air noise area (NOISE-O2, NOISE Explanation section). These controls also have the added benefit of reducing the risk of injury to people from aircraft accidents near the end of the runway.

GRUZ-P8 refers to the many small “historical” land titles which exist throughout the District, including some “paper towns”. If each of these titles is built on, new rural-residential enclaves could develop which have *effects* which conflict with GRUZ-O2, and SUB-O1 to SUB-O5. This Plan’s approach is to assess each title against the rural density sought by the subdivision rules, and if it would meet that density, a house can be built. The Plan does however support the development of smallholdings around some specific localities (SUB-P6).

There are many “spare” areas of legal *road* throughout the District, e.g. where the *road* verges are very wide. GRUZ-P9 recognises that planting those areas in trees would be a better use of resources and may improve the amenities of the countryside. The locations for such plantings have to be chosen carefully, to avoid any adverse *effects* upon neighbours and *road* safety.

GRUZ-P10 recognises that visual impacts resulting from land use activities, particularly those termed “eyesores”, can be a real problem. If *sited* prominently or if grouped together in one place, they can have a serious *effect* on environmental quality. The Plan enables *Council* to place screening requirements on activities like auto wreckers which are inherently unsightly, or to decline consent for such proposals. Individual problems can also be dealt with by way of abatement notices or enforcement orders.

The Plan has taken landscape *effects* into account when putting land uses into the permitted, controlled and discretionary categories (e.g. structures become discretionary if over 20m in *height*). The activities which are least likely to fit into the neighbourhood will usually need land use consent, and *Council* can therefore individually vet their landscape *effects*. While Objective GRUZ-O2 and related policies concern the amenities and landscape of the whole District, The NFL - Natural Features and Landscapes chapter introduces policies and rules for specific places which have been identified as outstanding natural features and landscapes.

## Potential conflict between rural and land uses

Managing the *effects* of land uses upon each other is one of the core roles of District Plans. Objectives GRUZ-O3 and GRUZ-O4 above relate to *effects* on neighbouring properties and residents, rather than on rural character and landscapes.

The term “broad-impact land use” in policies GRUZ-P12 and GRUZ-P13 refers to those activities which tend to have an *effect* upon neighbours *sited* hundreds of metres away. Examples are gun clubs, motocross tracks and rendering plants. Broad-impact uses often seek a location in rural zones due to a perceived incompatibility with *urban areas*.

Often the most *effective* way to reduce the impact of any land use is at its source. Vehicles can be muffled, smokestacks can be filtered, or a curfew can be placed on night operations. There is however a limit as to how much can practically be done to reduce the *effects* of some land uses like airports. In such cases having a satisfactory distance between the land use and its neighbours, or additional soundproofing for the neighbours’ houses, can be an important way of mitigating *effects*. The most effective method of reducing nuisance will vary from situation to situation, and the best option should be chosen in each case.

Special management has been afforded to the rural area around Palmerston North Airport for noise attenuation reasons. (Refer to NOISE-O2 and the NOISE Chapter Explanation section). These controls also have the added benefit of reducing the risk of injury to people from aircraft accidents near the end of the runway.

In general most of the cost of providing an adequate separation distance (or mitigation measures on the neighbour’s property) should be borne by the proprietors of the nuisance. For example a desirable buffer distance between a particular broad-impact land use and neighbouring dwellings may be 300 metres. If the nuisance source is permitted to be established 50 metres from the property boundary, effectively 250 metres of the neighbour’s property is being used as a buffer. The neighbour then bears the costs in terms of their ability to subdivide, sell, build on or otherwise enjoy that part of their property. For the same reason it is appropriate to measure separation distances to boundaries rather than to nearby existing dwellings.

There are many existing activities which do not have adequate buffer areas. Such operations, if lawfully established, have a right to continue. This must be recognised by those who subdivide or build nearby. Expansion prospects for such facilities often depends largely on whether the proprietors have been “good neighbours”.

Virtually the only mineral extraction within the District in terms of GRUZ-P15 involves sand, gravel and aggregate quarrying. Quarrying in the hill and sand country, and gravel extraction from riverbeds will be covered by *Regional Council* Plans, for soil conservation and river management reasons. The District Plan complements these by requiring consents for extraction in areas within *Council’s* jurisdiction, so that *effects* on neighbours and the surrounding area can be addressed. These include dust, noise, vibration and heavy traffic movements. Prospecting and small-scale excavations have a relatively minor *effect* and are therefore permitted in the Rural zones. Some river beach extractions also have a minor *effect* due to their relative isolation.



Processing of gravel will be regarded as an industrial activity. Short term use of a portable crushing plant is however permitted as a temporary activity (Refer TEMP-R1).

*Intensive farming* is defined in the Definitions Chapter. It can involve potential odour problems, noise, and large quantities of effluent. The problems arise largely from the intensive way in which the animals are kept. The same animals run on pasture would have a similar impact to horses or cattle. The Plan aims to control the scale of *intensive farming* and its proximity to neighbours. Accordingly small-scale operations, and *buildings* which occasionally hold animals, are *permitted activities* if they meet specific *yard* requirements. Larger operations will be regarded as *discretionary activities*, and will be assessed on their merits. Separation distances may be substantially reduced if “low-nuisance” designs and management systems are used. The issue of effluent disposal is governed by the *Regional Council*. This Plan is however still concerned with waste disposal issues, since land use consent should not be granted if effluent disposal cannot be properly taken care of.

Some land uses that are *discretionary activities* in the rest of the Rural Zone may be more appropriate as *non-complying activities* in *nodal areas*. Activities like *intensive farming*, landfills, and [PC64] rural industries are potentially incompatible with the rural-residential housing that can be expected to develop in such areas over time.

The potential impacts of tree planting vary considerably depending on the species involved, and how they are trimmed and spaced. They are often welcomed by neighbours due to the shelter and privacy which results. Many of the possible impacts of tree planting can adequately be dealt with under other legislation, e.g. fire risk and impacts on adjoining roads such as frost formation or potential root damage to the *road* surface. The Plan’s rules therefore concentrate on managing the *effects* of overshadowing by trees on the amenities of adjacent properties and dwellings, and on potential obstruction of sight lines at intersections. The Plan contains minimum set-back distances for planting from property boundaries, if that planting would grow to over 4m in *height*. There are larger separation distances for planting from rural dwellings and General Residential and Settlement boundaries. These setbacks will not apply if neighbour’s consent is obtained. Shading of dwellings is limited to certain times of the year at different times of the day, to preserve a minimum standard of amenity for residents. Consent also needs to be obtained from the *road* controlling authority if the planting might obstruct visibility at an intersection.

## Methods

### District Plan Methods

- GEN-AC1 to GEN-AC25, GRUZ-R1 to GRUZ-R86
- Land use consent conditions, including bonds for relocated dwellings.
- Separation distances
- Abatement notices or enforcement orders

## Other Methods

- Involvement in research projects aimed at establishing what land uses are sustainable for different land types.
- Involvement in education initiatives aimed at promoting more compatible use of the District's land resource.
- Land and Water Regional Plan.
- Action as roading authority for District roads, to control *signs*.
- Amenity tree planting where appropriate.
- *Industry* standards and guidelines.
- Land and Water Regional Plan.