

GENERAL RURAL ZONE

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This draft chapter has been prepared as part of Council’s District Plan Review Project. It has been prepared in line with the National Planning Standards.

It is expected that changes will be made to the Zone chapter provisions following feedback we receive, any new government direction and decisions on Councils Long Term Plan. A final Proposed Plan Change is scheduled to be publicly notified towards the end of 2021.

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WORKING DRAFT

GENERAL RURAL ZONE

Introduction

The General Rural Zone is characterised by open landscapes interspersed with buildings or structures. Typical land cover includes pasture, crops, forestry and native vegetation. Character and amenity values of the zone include spaciousness, low-density of built form, vegetation cover, and the presence of a productive farming environment.

Objectives

GRUZ-01

The predominant land use activity within the General Rural Zone is primary production and associated rural activities.

GRUZ-02

The General Rural Zone is characterised by a low overall building density, featuring a predominantly open primary production landscape interspersed by farm buildings, rural enterprises and residential units.

GRUZ-03

The versatile productive capability of LUC class 1 and 2 soils are protected for enduring future productive use.

GRUZ-04

Activities not related to primary production are prevented from establishing in the General Rural Zone.

Policies

Primary Production

GRUZ-P1

Enable farming activities within the General Rural Zone.

GRUZ-P2

Enable new rural industries within the General Rural Zone by allowing for activities that:

1. Have a direct relationship with, or are dependent on, primary production;
2. Have a functional need, or operational need to locate in the rural area;
3. Represent an efficient use of natural and physical resources;
4. Maintain or enhance the character and amenity values of the surrounding area; and
5. These are not located on LUC class 1-2 land.

GRUZ-P3

Restrict non-rural activities that will limit or constrain the establishment and operation of agricultural, pastoral, horticultural and gravel extraction activities, or compromise the versatile capability of LUC Class 1 and 2 soils.

GRUZ-P4

Restrict activities at Zone interfaces to reduce conflict between anticipated zone effects.

Amenity**GRUZ-P5**

The character and amenity of the General Rural Zone features:

- A predominance of primary production and other rural activities
- A landscape within which the natural environment predominates over the built one.
- An environmental contrast and clear distinction between town and country.

GRUZ-P6

Restrict the scale, intensity and location of residential units within the General Rural Zone to ensure the zones anticipated character and amenity values are realised.

GRUZ-P7

Restrict the development of residential units on sites that are smaller than the required minimum site size to ensure remnant paper towns are not developed.

GRUZ-P8

Recognise the distinct character and amenity values of the Manawatu District General Rural Zone, including, the steep hill country, incised valleys and river terraces, rolling hills, and wide flat floodplains.

GRUZ-P9

Avoid the layout of residential units in a linear pattern along roads except where the topography of the locality reduces the visual impact of ribbon development.

GRUZ-P10

Provide for non-residential activities where the scale and intensity of the activity is commensurate with the anticipated rural character and amenity values of the zone.

LUC Soils**GRUZ-P11**

Avoid the fragmentation of land use capability class 1 and 2 soils into unproductive sizes.

GRUZ-P12

Where subdivision activity occurs on land use capability class 1 and 2 soils, encourage allotments to retain productive capability by:

- Design of the site and location of buildings retains the potential for future amalgamation with adjoining allotments
- Size of allotments allows for productive activities to be undertaken on the site.

GRUZ-P13

Avoid activities that would restrict future use of LUC Class 1 and 2 soils.

GRUZ-P14

Restrict the location and scale of buildings within areas of LUC Class 1 and 2 soils to enable primary production land uses.

Intensive Indoor Primary Production

GRUZ-P15

Provide for intensive indoor primary production where it can be demonstrated that:

1. The site design, layout and scale of the activity is compatible with the character and amenity values of the Zone;
2. There is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available;
3. It avoids constraining the establishment of activities otherwise anticipated within the General Rural Zone; and
4. There are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and residential activity.

Mineral Extraction

GRUZ-P16

Provide for mineral extraction in the General Rural Zone to meet the District's and Region's supply needs, while:

1. The site design, layout and scale of the activity is compatible with the character and amenity values of the Zone;
2. There is adequate infrastructure available to service the activity.
3. It avoids constraining the establishment of activities otherwise anticipated within the General Rural Zone; and
4. There are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and residential activity.

GRUZ-P17

Ensure that mineral extraction sites are rehabilitated to:

1. enable use of the land for an alternative permitted or consented activity that provides economic, environmental, social, or cultural benefit; and
2. an appropriate final landform that maintains or enhances the amenity values of the surrounding area.

GRUZ-P18

Provide for non-residential activities where the scale and intensity of the activity is commensurate with the anticipated rural character and amenity values of the zone.

Rules

GRUZ – R1 – Agriculture, Pastoral Farming, Horticulture	
General Rural Zone	1. Activity Status: Permitted
GRUZ – R2 – Rural Produce Retail	
General Rural Zone	1. Activity Status: Permitted Where: Compliance with: GRUZ – S3 – Separation Distances GRUZ – S4 – Height GRUZ – S6 – Effluent GRUZ – S7 – Site Coverage GRUZ – S9 – Access GRUZ – S10 – Noise
General Rural Zone	2. Activity Status: Discretionary Where: Compliance is not achieved with GRUZ-S3,GRUZ-S4,GRUZ-S6, GRUZ-S7,GRUZ-S9,GRUZ-S10.
GRUZ – R3 – Existing Pig Farming	
General Rural Zone	1. Activity Status: Permitted
GRUZ – R4 – Marae on Maori Freehold Land	
General Rural Zone	1. Activity Status: Permitted Where: Compliance is achieved with GRUZ-S2 - Rural Activity and Home Business Separation Distances GRUZ-S4 - Height GRUZ-S6 - Effluent Disposal GRUZ-S7 - Maximum area covered by buildings per site
General Rural Zone	2. Activity Status: Discretionary Where: Compliance is not achieved with GRUZ-S2,GRUZ-S4,GRUZ-S6,GRUZ-S7
GRUZ – R5 – Existing Cemeteries	
General Rural Zone	1. Activity Status: Permitted
GRUZ – R6 – Home Business	

General Rural Zone	<p>1. Activity Status: Permitted</p> <p>Where: Compliance is achieved with</p> <p>GRUZ-S2 - Rural Activity and Home Business Separation Distances</p> <p>GRUZ-S4 - Height</p> <p>GRUZ-S6 - Effluent Disposal</p> <p>GRUZ-S7 - Maximum area covered by buildings per site</p>
General Rural Zone	<p>2. Activity Status: Discretionary</p> <p>Where: Compliance is not achieved with GRUZ-S2, GRUZ-S4, GRUZ-S6, GRUZ-S7.</p>
GRUZ – R7 – Residential Unit	
General Rural Zone	<p>1. Activity Status: Permitted</p> <p>Where: Compliance is achieved with</p> <p>GRUZ-S1 - Residential Unit Separation Distances</p> <p>GRUZ-S4 - Height</p> <p>GRUZ-S5 - Minimum Site Size – 0.8ha</p> <p>GRUZ-S6 - Effluent Disposal</p> <p>GRUZ-S7 - Maximum area covered by buildings per site</p> <p>GRUZ-S8 - Distance between residential units along roads</p>
General Rural Zone	<p>2. Activity Status: Discretionary</p> <p>Where: Compliance is not achieved with GRUZ-S1, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, GRUZ-S8, GRUZ – S9.</p>
GRUZ – R8 – Papakainga	
General Rural Zone	<p>1. Activity Status: Permitted</p> <p>a. The site is held under Te Ture Whenua Māori Act 1993</p> <p>b. The gross floor area of all commercial activities does not exceed 100m² per site; and</p> <p>c. The gross floor area of all community facilities does not exceed 200m² per site</p> <p>Where compliance is achieved with:</p> <p>GRUZ - S1 – Separation Distances</p> <p>GRUZ – S4 - Height</p> <p>GRUZ - S5 – Minimum Lot Size</p> <p>GRUZ – S6 – Effluent</p> <p>GRUZ – S7 – Site Coverage</p> <p>GRUZ – S8 - Distance between residential units along roads</p> <p>GRUZ – S9 – Access</p>

General Rural Zone	<p>2. Activity Status: Discretionary</p> <p>Where: Compliance is not achieved with GRUZ-S1,GRUZ-S4,GRUZ-S5,GRUZ-S6, GRUZ-S7, GRUZ-S8, GRUZ-S9.</p>
GRUZ – R9 – Accessory Building	
General Rural Zone	<p>1. Activity Status: Permitted</p> <p>Where: Compliance is achieved with:</p> <p>GRUZ-S2 – Rural Activity and Home Business Separation Distances</p> <p>GRUZ-S3 - Accessory Building Separation Distances</p> <p>GRUZ-S4 - Height</p> <p>GRUZ-S7 - Maximum area covered by buildings per site</p>
General Rural Zone	<p>2. Activity Status: Discretionary</p> <p>Where: Compliance is not achieved with GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S7.</p>
GRUZ – R10 – Quarrying	
General Rural Zone	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - The site design, layout and scale of the activity is compatible with the character and amenity values of the Zone; - There is adequate infrastructure available to service the activity; - It avoids constraining the establishment of activities otherwise anticipated within the General Rural Zone; and - There are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and residential activity. - GRUZ-P15 and GRUZ-P16
GRUZ – R11 – Intensive Indoor Primary Production	
General Rural Zone	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - The site design, layout and scale of the activity is compatible with the character and amenity values of the Zone; - There is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; - The location of buildings on the site enables for the enduring productive use of Land Use Capability Class 1 and 2 soil resources. - It avoids constraining the establishment of activities otherwise anticipated within the General Rural Zone; and

	<ul style="list-style-type: none"> - There are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and residential activity. - GRUZ-P14
GRUZ – R12 – Rural Industry	
General Rural Zone	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - The site design, layout and scale of the activity is compatible with the character and amenity values of the Zone; - There is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; - The location of buildings on the site enables for the enduring productive use of Land Use Capability Class 1 and 2 soil resources. - It avoids constraining the establishment of activities otherwise anticipated within the General Rural Zone; and - There are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and residential activity.
GRUZ – R13 – Education Facility	
General Rural Zone	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - The site design, layout and scale of the activity is compatible with the character and amenity values of the Zone; - There is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; - The location of buildings on the site enables for the enduring productive use of Land Use Capability Class 1 and 2 soil resources. - It avoids constraining the establishment of activities otherwise anticipated within the General Rural Zone; and - There are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and residential activity.
GRUZ – R14 – Two or more Residential Units on one site	
General Rural Zone	<p>1. Activity Status: Discretionary</p>
GRUZ – R15 – Community Facilities	

General Rural Zone	1. Activity Status: Discretionary
GRUZ – R16 – Visitor Accommodation	
General Rural Zone	1. Activity Status: Discretionary
GRUZ – R17 – Landfill	
General Rural Zone	1. Activity Status: Discretionary
GRUZ – R18 – Any activity not otherwise provided for	
General Rural Zone	1. Activity Status: Discretionary
Standards	
GRUZ – S1 Residential Unit Separation Distances	
<ul style="list-style-type: none"> - A Minimum of 30m from Residential Units - A Minimum of 30m from Agriculture, Pastoral Farming, Horticulture Activities - A Minimum of 200m from Intensive Indoor Primary Production - A Minimum of 500m from Pig Farming - A Minimum of 500m from Quarrying Activities - A Minimum of 500m from Rural Industry 	
GRUZ – S2 Rural Activity and Home Business Separation Distances	
<ul style="list-style-type: none"> - A Minimum of 30m from boundaries 	
GRUZ – S3 Accessory Building Separation Distances	
<ul style="list-style-type: none"> - A Minimum of 10m from boundaries 	
GRUZ – S4 Height	
<ul style="list-style-type: none"> - Maximum Height - 9m - All parts of a building must be contained within a 45 degree plane commencing at 2.8 metres above ground level inclined inwards at right angles. 	
GRUZ – S5 Minimum Site Size – 0.8ha	
GRUZ – S6 Effluent Disposal	
Effluent is capable of being disposed of within a site.	
GRUZ – S7 Maximum area covered by buildings per site - 500m ²	
GRUZ – S8 Distance between residential units along roads	

i)	No residential unit shall result in, or add to, a situation of more than one existing or potential residential unit within any 400 metre section of a road and a line 150 metres from and parallel to that section of road.
ii)	Residential units further than 150m from any road or on the opposite side of the road concerned shall not be counted for the purposes of this rule.
iii)	Potential dwellings shall be assigned to any allotment which does not currently have a dwelling upon it, and to allotments on proposed or approved subdivision plans.
iv)	Properties which have frontage to more than one road shall comply with this rule in respect of all of the roads concerned.
GRUZ – S9 Access – Compliance with Rule 3B.4.2	
GRUZ – S10 Noise – Compliance with Rule 3C.4.2	
GRUZ – S11 Firefighting water supply and access	
i)	All new buildings must comply with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

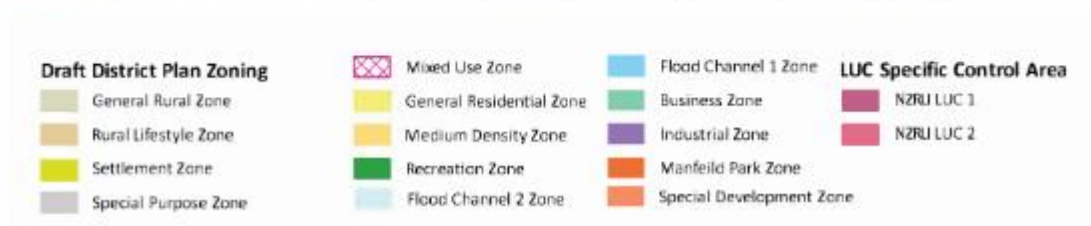
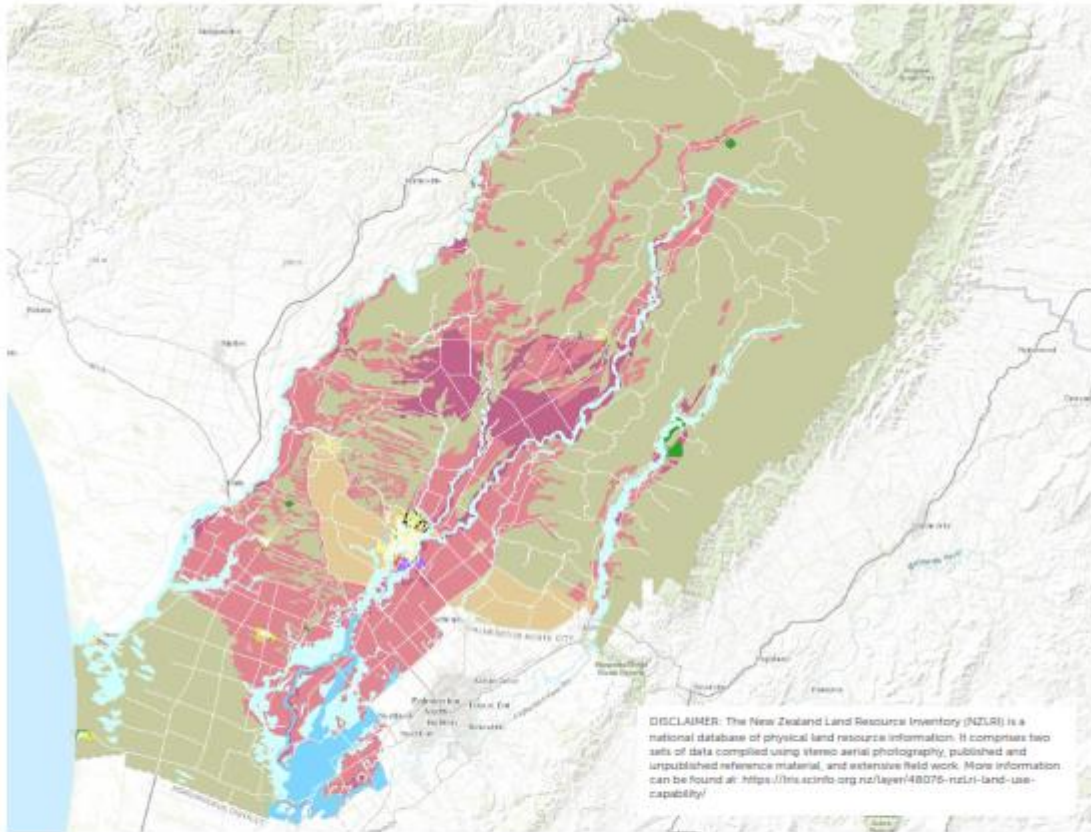
Subdivision

GRUZ SUB – R1 – Boundary Adjustments	
General Rural Zone	1. Activity Status: Controlled Where: Compliance with GRUZ SUB – S2 - Minimum Allotment Size Production Land Use
General Rural Zone	2. Activity Status: Restricted Discretionary Matters of Discretion: - Effects of non-compliance with GRZ SUB -S2
GRUZ SUB – R2 – General Rural Zone Subdivision creating allotments greater than 25ha in size	
General Rural Zone	1. Activity Status: Controlled Where: Compliance with GRUZ SUB – S2, GRUZ SUB – S3, GRUZ SUB – S4
GRUZ SUB – R3 – General Rural Zone Subdivision creating up to three allotments less than 25ha in size that retains 95% of the balance title	
General Rural Zone	1. Activity Status: Restricted Discretionary Where Compliance with: GRUZ-S1 – Separation Distances GRUZ-S5 – Minimum Lot Size GRUZ – S6 – Effluent GRUZ – S7 – Site Coverage GRUZ – S8 - Distance between residential units along roads GRUZ – S9 – Access

General Rural Zone	<p>2. Activity Status: Discretionary</p> <p>Where: compliance is not achieved with:</p> <p>GRUZ -S1 – Separation Distances</p> <p>GRUZ-S5 – Minimum Lot Size</p> <p>GRUZ – S6 – Effluent</p> <p>GRUZ – S7 – Site Coverage</p> <p>GRUZ – S9 - Access</p>
General Rural Zone	<p>3. Activity Status: Non – Complying</p> <p>Where: compliance is not achieved with:</p> <p>GRUZ- S8 – Distance between residential units along roads</p>
<p>GRUZ SUB – R4 – General Rural Zone Subdivision creating one allotment less than 25ha within the LUC Specific Control Area</p>	
General Rural Zone	<p>1. Activity Status: Restricted Discretionary</p> <p>Where compliance with:</p> <p>GRUZ-S1 – Separation Distances</p> <p>GRUZ-S5 – Minimum Lot Size</p> <p>GRUZ – S6 – Effluent</p> <p>GRUZ – S7 – Site Coverage</p> <p>GRUZ – S8 - Distance between residential units along roads</p> <p>GRUZ – S9 – Access</p>
General Rural Zone	<p>2. Activity Status: Discretionary</p> <p>Where non-compliance with:</p> <p>GRUZ -S1 – Separation Distances</p> <p>GRUZ-S5 – Minimum Lot Size</p> <p>GRUZ – S6 – Effluent</p> <p>GRUZ – S7 – Site Coverage</p> <p>GRUZ – S9 - Access</p>
General Rural Zone	<p>3. Activity Status: Non-Complying</p> <p>Where non-compliance with:</p> <p>GRUZ- S8 – Distance between residential units along roads</p>
<p>GRUZ SUB – R5 – General Rural Zone Subdivision around existing residential units</p>	
General Rural Zone	<p>1. Activity Status: Restricted Discretionary</p> <p>Where Compliance with:</p> <p>GRUZ-S5 – Minimum Lot Size</p> <p>GRUZ – S6 – Effluent</p>

	GRUZ – S7 – Site Coverage GRUZ – S9 – Access
General Rural Zone	<p>2. Activity Status: Discretionary</p> <p>Where non-compliance with:</p> <p>GRUZ-S5 – Minimum Lot Size</p> <p>GRUZ – S7 – Site Coverage</p> <p>GRUZ – S9 – Access</p>
GRUZ SUB – R6 – General Rural Zone Subdivision not otherwise provided	
General Rural Zone	1. Non-Complying
Standards	
GRUZ SUB – S1 – Minimum Allotment Size Residential Lifestyle – 8000m ²	
GRUZ SUB – S2 - Minimum Allotment Size Production Land Use – 25ha	
GRUZ SUB – S3 – Effluent	
<p>i) Effluent shall be disposed of either within the site or into a Council- approved collective disposal system. Sewage drainage easements into neighbouring properties will not be permitted.</p>	
GRUZ SUB – S4 – Suitable Building Site	
<p>i) All allotments shall have at least one suitable site where a dwelling could be erected, together with associated effluent and stormwater disposal systems. For the purposes of this rule a suitable dwelling site is one which complies with the District Plan’s rules and performance standards.</p>	

Appendix 1 – Land Use Capability (LUC) Overlay



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