

## Overview

The rural areas of the district are primarily a pastoral, working environment that are reliant on the land and soil resource to support a range of activities including farming, forestry, tourism and recreation. These areas are also reliant on people and communities to function effectively. Approximately 53% of the general rural zone is farmed as high producing, exotic grasslands. Physical rural resources include geology, soils, topography, drainage, climate and vegetation which share complex interrelationships and provide the basis for rural productivity. Highly productive land (Land Use Capability Classes 1-3) comprises around 10% of the general rural zone and is valued for the diverse range of farming activities it supports. Land Use Capability classes 4-7 make up 85% of the general rural zone and these areas are generally suitable for plantation forestry and pastoral grazing.

There are around 420 properties farming sheep and/or beef cattle and 100 dairy farms which support some 90,000 dairy cattle, 115,000 beef cattle and 690,000 sheep. There are a smaller number of farming operations involved in cropping, deer, goat and pig farming and horticultural activities. Farm sizes vary, but a significant proportion of farm operations (47%), are 200 hectares or larger.

Approximately 7% of land area in the general rural zone is used for plantation forestry. If managed appropriately, large scale forestry can be a sustainable land use and can mitigate the effects of erosion in areas of steep terrain. Steeper areas generally have poor soils and require careful stewardship to avoid exacerbating the erosion risk, which in turn contributes to the degradation of water quality.

Development within the general rural zone also has the potential to adversely affect the health and well-being of the district's river catchments. While recognising the importance of primary production activities, this plan affords careful consideration to the potential impacts of vegetation clearance, earthworks, effluent and stormwater runoff associated with rural development and activities. To give effect to the outcomes in the Waikato River Vision and Strategy, there are provisions in this chapter designed to protect the effects of activities on the Upper Waipa catchment.

Rural character is defined by the elements that comprise the wide rural environment including:

- Large tracts of indigenous vegetation.
- Extensive pastoral grasslands of moderate to steep terrain used for grazing stock and crops.
- Substantial areas of plantation forestry and areas of scrub.
- River valleys, waterfalls and gorges, streams, lakes and wetlands that are generally free from development.
- Open coastal landscapes, estuaries, coastal wetlands, dune lakes and inland harbour areas containing natural features and scenic vistas.
- Karst landscapes and cave systems of national and international significance.
- A low density widely spaced built form, with buildings highly dispersed in the wider landscape.

- A predominantly working landscape with farming activities and buildings, woolsheds and stock yards.
- The characteristic rural noises and odours of farming, including the widespread use of machinery supporting the principal productive land uses.
- Occasional papakāinga and marae with associated activities and events.
- Infrequent rural based industry, mineral and aggregate extraction sites, intensive indoor primary production operations and rural service providers.
- Pockets of tourism facilities and traveller accommodation.
- Generally un-serviced land with a lack of urban infrastructure.
- State Highways which accommodate high vehicle numbers and an extensive network of sealed and unsealed district roads with low traffic levels.
- Occasional local rural events and activities such as equestrian hunts, farm open days, local fundraising events, pony club, events in rural community halls and recreational hunting.

Part of the general rural zone is also in the amenity precinct (PREC6) which is located along the State Highway 37 corridor between Hangatiki and Waitomo Caves Village, and between Hangatiki along State Highway 3 to the northern boundary of the district. This area was identified as part of an extensive landscape policy area in the previous district plan. This plan does not identify the same extensive area, instead prioritising the State Highway corridors (outside of the tourism zones) as important connecting routes which have a rural character requiring maintenance and enhancement. As a multi-zoned precinct, the provisions are located separately in the amenity precinct (PREC6) chapter.

Located within the general rural zone are also indicative areas for rural production. These areas are zoned rural and are located close to areas zoned rural production. The notation indicates they might be used in the future for rural production activities. In order for the zone to change a plan change is required. The rural zone rules apply the only place in the Plan where there are rules that apply to the indicative areas is in the Subdivision Chapter.

### **The Aerodrome Precinct**

The Te Kūiti Aerodrome is situated 5 km north of Te Kūiti township, adjacent to State Highway 3. It is a highly visible site, approximately 35 ha in area, containing a 500 m asphalt runway which averages 347 movements per month. The precinct consists of four parcels of land which were vested in Waitomo District Council in 1961 for aerodrome purposes.

The aerodrome precinct (PREC3) has been established to facilitate the use of the site for commercial and recreational aviation activities without applying some of the more limiting provisions of the underlying general rural zone. The rule provisions sit in separate tables and apply only to the precinct area identified on the planning maps.

In addition to commercial aviation activities, the site provides refuelling facilities, aircraft storage, clubrooms and flight training. A number of agricultural and recreational activities also occur on the site. Its proximity to the State Highway means that there is future potential for the site to act as a small strategic hub. Accordingly, the precinct's provisions seek to provide for the integrated future development and expansion of the area as a transport and industrial hub while ensuring the aerodrome operations remain the primary purpose of the site.

## Objectives

*Refer also to the relevant objectives in Part 2 District - Wide Matters*

- GRUZ-01.** Ensure the inherent life supporting capacity, health and well-being of rural land, ecosystems, soil and water resources is maintained and where possible enhanced.
- GRUZ-02.** Promote the repopulation of rural areas and encourage activities that provide for rural employment where these are compatible with surrounding rural activities.
- GRUZ-03.** Encourage innovation in the general rural zone that is adaptive to change and promotes rural viability while protecting the ongoing productivity of rural natural and physical resources and maintaining rural character.
- GRUZ-04.** Protect the primary productive values of highly productive soils and ensure the adverse effects of activities do not compromise their physical, chemical, and biological properties.
- GRUZ-05.** Ensure rural character and amenity is maintained and where possible, enhanced.
- GRUZ-06.** Maintain the capacity of rural areas and rural resources to support agricultural, pastoral and horticultural activities and lawfully established rural-based activities.
- GRUZ-07.** In locations where effects can be appropriately managed, provide for rural based industry and intensive indoor primary production.
- GRUZ-08.** Only non-farming activities that are ancillary to a farming activity or have a functional and operational need to locate in the general rural zone shall be enabled.
- GRUZ-09.** Enable tourism facilities only where the scale and nature of effects can be appropriately managed.
- GRUZ-010.** Protect existing lawfully established activities from reverse sensitivity effects.
- GRUZ-011.** Ensure new development or re-development is appropriately serviced.
- GRUZ-012.** Meet district and regional mineral and aggregate needs from predominantly local sources.
- GRUZ-013.** Enable the integrated future development and expansion of the aerodrome precinct and its associated land as a strategic transport and industrial hub.
- GRUZ-014.** Ensure new development is designed and located to manage significant risks from natural hazards.

- GRUZ-O15.** In the general rural zone, unless specifically provided for by zone provisions, avoid subdivision or development that:
1. Provides for dwellings that are at a density greater than that anticipated by the general rural zone; or
  2. Fails to provide for a clear delineation between urban areas and rural areas; or
  3. Allows the establishment of incompatible adjacent land uses that could result in reverse sensitivity effects on rural activities or existing lawfully established rural industries; or
  4. Adversely affects on-going access to significant mineral resources; or
  5. Impedes the ongoing operation maintenance, upgrading and development of existing and planned nationally/regionally significant infrastructure; or
  6. Results in the uneconomic expansion of existing infrastructure.

## Policies

*Refer also to the relevant policies in Part 2 District - Wide Matters*

- GRUZ-P1.** Land use activities and development must be restricted to a density, scale and intensity and be located appropriately, in order to maintain rural character and amenity by:

1. Ensuring agricultural, pastoral and horticultural activities predominate in the zone; and
2. Ensuring structures are an appropriate scale and appropriately located; and
3. Avoiding ribbon development and residential cluster development, along the coastline, unless no other practicable alternative locations exist; and
4. Preserving the rural character of entrance roads to towns and settlements; and
5. Maintaining a delineation between urban and rural areas by avoiding aggregations of buildings and non-farming uses on the outskirts of towns and settlements; and
6. Avoiding the establishment of fortified sites; and
7. Providing for recreational hunting activities; and
8. Enabling marae complex and papakāinga development as a recognised part of rural character, subject to provision of adequate servicing and managing potential adverse effects; and
9. Enabling the use and development of rural halls as a recognised part of rural character where activities provide for the well-being of the community and service or support an identified local need.

- GRUZ-P2.** Recognise the benefits associated with activities that encourage the repopulation of the rural zone and provide rural based employment opportunities. These benefits include:

1. Economic benefits to local communities; and
2. Health and social wellbeing benefits of an increased population base; and

3. The potential to support the continuation of existing facilities and services.

**GRUZ-P3.** Ensure that rural character, amenity and safety is maintained and that reverse sensitivity effects are minimised by:

1. Ensuring that activities and structures are set back from road and internal boundaries; and
2. Ensuring that enclosures housing animals are set back from internal and zone boundaries to avoid adverse effects on adjacent sites; and
3. Ensuring that buildings housing residential activities are appropriately setback from the boundary of a rural production zone or an established site of intensive indoor primary production; and
4. Ensuring utilisation of mineral resources is not constrained by managing the establishment of noise sensitive activities and subdivision in areas close to mineral extraction activities; and
5. Recognising that farming, forestry and quarrying activities are an established and accepted component of the rural environment and may generate noise, odour, dust and visual effects; and
6. Managing the scale, intensity, timing and duration of activities to ensure compatibility with the amenity and character of the rural environment; and
7. Ensuring noise sensitive activities located adjacent to State Highways and/or railways provide sufficient acoustic treatment to protect the level of amenity anticipated in the zone; and
8. Ensuring activities do not compromise the safe operation of the land transport network.

**GRUZ-P4.** Manage agricultural, pastoral and horticultural activities so that they do not result in adverse effects on the environment or adjacent sites by ensuring:

1. The activity will not adversely affect the health and well-being of the Upper Waipa River catchment; and
2. Buildings are located appropriately and maximum site coverage is not exceeded without the introduction of mitigation measures; and
3. Adverse effects, are avoided, remedied or mitigated; and
4. Farm quarrying is allowed where small quantities of sand or aggregate are extracted primarily for use on the same holding; and
5. Artificial screens and shelterbelts do not have an adverse effect on the environment, particularly on the amenity of adjacent properties, or on infrastructure such as roads, railway lines, electricity transmission and distribution lines.

**GRUZ-P5.** Recognise the economic and employment benefits from rural based industry while ensuring rural based industry is designed, located and operated to internalise adverse effects on the environment as far as practicable by:

1. Ensuring the scale, location and operation of the rural based industry is consistent with the capacity, design and function of the roading hierarchy; and

2. Ensuring the operation of the rural based industry does not adversely affect rural character or constrain lawfully established primary production activities from operating; and
3. Ensuring that the scale, intensity, duration and nature of the adverse effects can be avoided, remedied or mitigated; and
4. Ensuring the removal of vegetation and soil disturbance is minimised as far as practicable; and
5. Employing all methods necessary to protect the values of scheduled sites and features.

**GRUZ-P6.** Activities that are not primary production activities should:

1. Not locate in rural areas unless there is a functional and operational need to establish in the rural zone; and
2. Not locate in rural areas unless it is demonstrated as necessary to provide for unforeseen future urban growth adjacent to existing townships; and
3. Not locate in rural areas unless they are ancillary to a primary production activity; and
4. Not result in any further loss of land from primary production purposes, particularly highly productive land; and
5. Maintain and where possible, enhance rural character and amenity; and
6. Ensure the scale, location and operation of the activity is consistent with the capacity, design and function of the roading hierarchy; and
7. Internalise adverse effects and not cause adverse effects that would result in lawfully established primary production activities being prevented or constrained from operating; and
8. Employ all methods necessary to protect karst hydrological and geomorphological systems; and
9. Minimise and where possible avoid adverse effects on the coastal environment.

**GRUZ-P7.** Tourism activities are enabled in the general rural zone where:

1. The operation of lawfully established primary production activities are not compromised by the introduction or intensification of a tourism activity; and
  2. The scale, intensity, timing and nature of the adverse effects from the tourism activity can be avoided, remedied or mitigated; and
  3. The scale, location and operation of the tourism activity is consistent with the capacity, design and function of the roading hierarchy; and
  4. The activity will not adversely affect the health and well-being of the Upper Waipa River catchment; and
  5. The effects, scale and/or intensity of the tourism activity can be appropriately managed; and
  6. The tourism activity protects and enhances the natural environment, including ecological, natural landscape, cultural and heritage features;
- In addition, activities which:
7. Complement the recreational values of the Timber Trail Cycleway or Te Araroa trail; or

8. Support enhanced public access and appreciation of the coastline or lake or river margins;  
These activities are particularly encouraged.

**GRUZ-P8.** Ensure intensive indoor primary production operates in a way that manages adverse effects including noise, glare, traffic generation, visual amenity, rural character, landscape effects and odour.

**GRUZ-P9.** Where visitor accommodation is proposed, its scale and design must enhance rural amenity, quality and character, and ensure site specific issues including servicing and transport related effects are appropriately addressed.

**GRUZ-P10.** Minimise the potential for residential based visitor accommodation to generate adverse traffic and noise effects on adjoining properties by restricting maximum occupancy.

**GRUZ-P11.** Ensure the scale and intensity of development can be serviced by on site non-reticulated wastewater and stormwater methods.

**GRUZ-P12.** Quarrying activities are managed so that the adverse effects are internalised as far as practicable in the first instance, then avoided, remedied or mitigated through management methods and rehabilitation plans that address matters including:

1. Demonstrating that the activity will not adversely affect the health and well-being of the Upper Waipa River catchment; and
2. Management of dust, noise, vibration, access and illumination to maintain amenity values, particularly during night time; and
3. Ensuring structures are appropriately located in relation to boundaries, and are of an appropriate scale; and
4. Undertaking remedial measures during extraction operations; and
5. Ensuring the scale and location of mineral extraction is consistent with the capacity, design and function of the roading hierarchy; and
6. Minimising any adverse effect on rural character; and
7. Ensuring sites are rehabilitated using appropriate materials, substrates and indigenous vegetation to provide for the recolonisation of indigenous species; and
8. Minimising the removal of indigenous vegetation and soil as far as practicable; and
9. Controlling and filtering sediment movement at source to prevent entry of sediment into karst hydrological systems; and
10. Employing methods to manage and reduce peak runoff in order to simulate near natural infiltration rates and patterns of karst hydrological systems; and
11. Minimising the drawdown of water in the subcutaneous zone in karst hydrological systems.

**GRUZ-P13.** When assessing resource consents for quarrying activities, take into account that mineral extraction is constrained by the location of the resource and it is important to maintain a supply of extracted minerals.

- GRUZ-P14.** Mineral prospecting and exploration is enabled provided that the adverse effects of the activities are not significant and impacts on adjacent water bodies and karst systems are minimised.
- GRUZ-P15.** Avoid modification to abiotic and biotic cave features by protecting the immediate radius around cave entries and sinkholes from earthworks and vegetation disturbance.
- GRUZ-P16.** Protect the ongoing operation and development of existing sites of intensive indoor primary production and sites identified as regionally significant in [RPROZ-SCHED1 - Scheduled rural production sites](#), by managing the location of noise sensitive activities on surrounding sites.
- GRUZ-P17.** Enable the development of the aerodrome precinct for a range of activities while:
1. Controlling activities and structures in proximity to the runway to mitigate the risk of accidents; and
  2. Ensuring that activities which require direct access to the runway strip are prioritised on those sites adjacent to it; and
  3. Ensuring structures are appropriately setback from indicative roads and current internal roads; and
  4. Ensuring the development of the aerodrome precinct effectively and efficiently integrates with the land transport network and provides for alternative transport modes including walking and cycling; and
  5. Ensuring that development and expansion within the aerodrome precinct is appropriately serviced in respect of water, wastewater and stormwater; and
  6. Ensuring all activities within the aerodrome precinct are located and developed in a manner that manages adverse effects on the operation of the aerodrome; and
  7. Providing for industrial and strategic transport activities and limited support services including offices and retail ancillary to these uses; and
  8. Avoiding the establishment of activities which might compromise the use and operation of the aerodrome for aviation purposes, industrial and strategic transport activities; and
  9. Ensuring landscaping, building design, layout, reflectivity and colour are managed to maintain the amenity within the aerodrome precinct and when viewing the precinct from other zones and from the State Highway.
- GRUZ-P18.** Ensure the flightpath height restrictions shown on the planning maps are complied with to enable the safe operation of the Te Kūiti Aerodrome.
- GRUZ-P19.** Ensure future development and expansion of Te Kūiti Aerodrome maintains a reasonable degree of amenity along road boundaries, particularly where sites are adjacent to State Highway 3.
- GRUZ-P20.** Ensure adherence to aviation safety requirements to enable the ongoing operation and development of the aerodrome precinct.

## Rules

The rules that apply to the general rural zone are in contained the tables listed below. To undertake any activity the general rural zone, it must comply with all the rules listed in:

- GRUZ – Table 1 – Activities Rules; and
- GRUZ – Table 2 – Performance Standards; and
- Any relevant provision in Part 2 District-Wide Matters;

The rules that apply to the aerodrome precinct (PREC3) are in contained the tables listed below. To undertake any activity the aerodrome precinct (PREC3), it must comply with all the rules listed in:

- PREC3 – Table 1 – Activities Rules; and
- PREC3 – Table 2 – Performance Standards; and
- Any relevant provision in Part 2 District-Wide Matters;

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

Refer to [Part 1 – How the Plan Works](#) for an explanation of how to use this Plan, including activity status abbreviations.

**Pursuant to Section 86B(3) of the RMA, the following rules that protect or relate to water have immediate legal effect: GRUZ-R47.**

**GRUZ – Table 1 – Activities Rules**

| The rules in this table apply to the general rural zone<br>outside of the aerodrome precinct (PREC3)  |  |
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| GRUZ-R1.  | <b>Agricultural, pastoral and horticultural activities and stock underpasses</b>   |
| GRUZ-R2.  | <b>Residential units, minor residential units and farm worker residential units</b>  |
| GRUZ-R3.  | <b>Marae complex and papakāinga housing development</b>  |
| GRUZ-R4.  | <b>Tanks and silos</b>   |
| GRUZ-R5.  | <b>Shelterbelts and artificial screens</b>   |
| GRUZ-R6.  | <b>Outdoor (extensive) pig farming</b>   |
| GRUZ-R7.  | <b>Visitor accommodation and residential based visitor accommodation</b>   |
| GRUZ-R8.  | <b>Emergency services facilities</b>   |
| GRUZ-R9.  | <b>Mineral prospecting and exploration</b>   |
| GRUZ-R10.   | <b>Continuous cover forestry and/or sustainable forest management/sustainable harvesting outside of a Significant Natural Area</b>   |
| GRUZ-R11.   | <b>Urupa under Te Ture Whenua Māori Act 1993 and private cemeteries under the Burial and Cremation Act 1964.</b>   |
| GRUZ-R12.   | <b>Accessory buildings ancillary to any permitted activity</b>   |
| GRUZ-R13.   | <b>Construction, addition and alteration of buildings for any permitted activity</b>   |
| GRUZ-R14.   | <b>Recreational hunting</b>  |
| <p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <p>1. All of the performance standards in GRUZ – Table 2 are complied with.</p> <p><i>Note: Where the building is listed in <a href="#">SCHED1 – Heritage Buildings and Structures</a>, also see the <a href="#">historic heritage chapter</a>.</i></p> | <p><b>Activity status where compliance is not achieved with GRUZ-R36 to GRUZ-R43: RDIS</b></p> <p><b>Activity status where compliance is not achieved with GRUZ-R44 to GRUZ-R46: DIS</b></p> <p><b>Activity status where compliance is not achieved with GRUZ-R47: NC</b></p> <p><b>Where the activity is RDIS, the matters over which discretion is restricted are:</b></p> <p>(a) The matters of discretion associated with any performance standard which cannot be complied with in GRUZ -Table 2.</p> |

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| <b>GRUZ-R15.</b> | <b>Plantation forestry – community drinking water supply</b> |
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| <p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The harvesting of plantation forestry must not be conducted within 1 km upstream of the abstraction point of a drinking water supply for more than 25 people where the water take is from a water body; and</li> <li>2. Forestry quarrying activities must not be conducted over a shallow water table (less than 30 m below ground level) that is above an aquifer used for a human drinking water supply.</li> </ol> <p><i>Note: This rule prevails over the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.</i></p> | <p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>(a) The effects of the location and extent of harvesting or quarrying on the water quality at the abstraction point; and</li> <li>(b) Whether the harvesting activity is setback from riparian margins; and</li> <li>(c) The location, timing, design and density of soil disturbance and vegetation removal activities and any rehabilitation measures proposed; and</li> <li>(d) The effects of harvesting and quarrying in respect of slope stability or exacerbation of any pre-existing deep-seated land instability; and</li> <li>(e) The effects on soil erosion post-harvest; and</li> <li>(f) The extent to which vegetation is retained in order to mitigate the effects of streambank and/or slope erosion, sedimentation and water quality degradation; and</li> <li>(g) Measures to avoid, remedy or mitigate damage to riparian vegetation or soil; and</li> <li>(h) Measures to avoid, remedy or mitigate adverse effects of the activity on the drinking water supply, including the adverse effects of flood-borne slash and debris damage.</li> </ol> |
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| <b>GRUZ-R16.</b> | <b>Land use conversion to plantation forestry</b> |
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| <p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. Land is converted from agricultural, pastoral or horticultural activities into forestry or plantation forestry on land use capability classes 4-7 (Land Resource Inventory dataset).</li> </ol> | <p><b>Activity status where compliance is not achieved: N/A</b></p> |
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| <p><b>Activity Status: RDIS</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>2. Land is converted from agricultural, pastoral or horticultural activities into forestry or plantation forestry on land use capability classes 1-3 (Land Resource Inventory dataset).</li> </ol> <p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>(a) Whether the change in land use facilitates the use, return or continued availability of highly productive soils for agricultural, pastoral or horticultural activities; and</li> </ol> |  |
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- (b) Whether the change in land use appropriately recognizes the full range of values and benefits associated with the use of highly productive soils for agricultural, pastoral or horticultural activities; and
- (c) Whether the change in land use maintains the availability of highly productive soils for agricultural, pastoral or horticultural activities for future generations.

*Note: Land consents for this activity may be issued for a limited period.*

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| <b>GRUZ-R17.</b>   | <b>Home businesses</b>  |  |
| <p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. No more than two full time equivalent persons who do not reside on the site are employed in the home business; and</li> <li>2. The hours of operation for the home business are between 7am and 7pm Monday to Friday and between 9am and 5pm Saturday, Sunday and Public Holidays; and</li> <li>3. The home business and household(s) combined must not generate more than 22 vehicle movements to the site per 24 hour period; and</li> <li>4. Any outdoor storage area must be screened from any road or public space; and</li> <li>5. A home business may include home based child care but must not be any of the following activities: Panel beating, spray painting, motor vehicle repair or wrecking, fibre glassing, activities involving heavy vehicles, sheet metal work, wrought iron work, activities involving scrap metal or demolition materials or hazardous waste substances, activities involving fish or meat processing or funeral parlours. In the general rural zone these activities are <b>industrial activities</b>.</li> </ol> | <p><b>Activity status where compliance is not achieved: DIS</b></p> |  |
| <b>GRUZ-R18.</b>   | <b>Tourism facilities and retail activities</b>                     |  |
| <p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The activity must not be located in the amenity precinct (PREC6); and</li> <li>2. Only one tourism facility OR one retail activity is permitted per holding; and</li> <li>3. The hours of operation are between 7am and 7pm Monday to Friday and between 9am and 5pm Saturday, Sunday and Public Holidays; and</li> <li>4. All of the performance standards in GRUZ – Table 2 are complied with;</li> </ol>  | <p><b>Activity status where compliance is not achieved: DIS</b></p> |  |

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| <p>AND</p> <p>5. For tourism facilities the activity must not generate more than 100 vehicle movements per day and one building per holding not exceeding 150 m<sup>2</sup> gross floor area is permitted for either:</p> <ul style="list-style-type: none"> <li>(i) The commercial organisation and operation of activities that cater to tourists, including outdoor education activities; or</li> <li>(ii) An information centre or visitor centre; or</li> <li>(iii) Retail activities ancillary to a tourism activity; or</li> <li>(iv) A combination of the above listed activities in (i) to (iii);</li> </ul> <p>OR</p> <p>6. Retail activities must:</p> <ul style="list-style-type: none"> <li>(i) not exceed 100 m<sup>2</sup> of gross floor area per holding; and</li> <li>(ii) not generate more than 100 vehicle movements to the site per 24 hour period; and</li> <li>(iii) predominantly sell goods produced on that holding and be ancillary to the agricultural, pastoral or horticultural activities occurring on the holding.</li> </ul> |   |
| <p><b>Activity Status: DIS</b></p> <p><b>Where:</b></p> <p>7. The activity is located in the amenity precinct (PREC6).</p> <p><i>Note: For policy guidance see PREC6-P1</i></p>  | <p><b>Activity status where compliance is not achieved: N/A</b></p>   |
| <p><b>GRUZ-R19.      Packing sheds and greenhouses</b></p>   |   |
| <p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. All of the performance standards in GRUZ – Table 2 are complied with; and</li> <li>2. Packing sheds must only be used for the initial processing and packaging of horticultural and agricultural products that are produced on the holding (other than honey and bee products); and</li> <li>3. Greenhouses must have a permeable floor; and</li> <li>4. The packing shed and/or greenhouse buildings must not exceed 500m<sup>2</sup> gross floor area per holding.</li> </ol>  | <p><b>Activity status where compliance is not achieved: DIS and the activity becomes a rural industry. See GRUZ-R30</b></p> |

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| <b>GRUZ-R20.</b> | <b>Farm quarrying</b>  |  |
| <b>GRUZ-R21.</b> | <b>Demolition and/or removal of buildings and structures</b> |  |
| <b>GRUZ-R22.</b> | <b>Wineries, breweries, distilleries and cafes</b>           |  |
| <b>GRUZ-R23.</b> | <b>Rural-based education activities</b>                      |  |

**Activity status: PER**

**Where:**

1. All of the performance standards in GRUZ -Table 2 are complied with; and
2. The material extracted must not exceed 1000 m<sup>3</sup> per holding per calendar year; and
3. No blasting activities occur; and
4. The material extracted is not for pecuniary gain and is primarily for use on the source land holding; and
5. Where the farm quarry is adjacent to a site zoned as residential, rural lifestyle, settlement, commercial, Māori purpose, tourism, future urban or open space, it must be screened by planting and landscaping that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 5 m.

**Activity status where compliance is not achieved: DIS and the activity becomes a quarrying activity. See GRUZ-R31**

**Activity status: PER**

*Note: Where the building is listed in [SCHED1 – Heritage Buildings and Structures](#), see the [historic heritage chapter](#).*

**Activity status where compliance is not achieved: N/A**

**Activity status: RDIS**

**Where**

1. The activity is ancillary to an agricultural, pastoral or horticultural activity; and
2. For wineries, breweries, distilleries and cafes the hours of operation are between 7am and 7pm Monday to Friday and between 9am and 5pm Saturday, Sunday and Public Holidays.

**Where the activity is RDIS, the matters over which discretion is restricted are:**

- (a) The effect on surrounding properties, rural character and amenity; and
- (b) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and
- (c) The effects associated with layout, design and location of the activity, including operating hours; and
- (d) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and
- (e) Provision of on-site infrastructure; and
- (f) Potential reverse sensitivity effects on any adjoining rural activities.

**Activity status where compliance is not achieved: DIS**

|           |   |
|-----------|---|
| GRUZ-R24. | <b>Educational facilities and community facilities</b>  |
| GRUZ-R25. | Creation of new entrances into caves, <b>structures</b> within caves or other modifications to cave features  |
| GRUZ-R26. | Any <b>earthworks</b> or clearance of vegetation (other than plant pest species or wilding pines) within a 20 m radius of an entry or opening into any cave or sinkhole |
| GRUZ-R27. | Any fill or rubbish placement into any cave or sinkhole OR within a 20 m radius of an entry or opening into any cave or sinkhole  |
| GRUZ-R28. | <b>Boarding or breeding kennels or catteries</b>  |
| GRUZ-R29. | <b>Camping grounds</b>  |
| GRUZ-R30. | <b>Rural industry, wool stores and intensive indoor primary production</b>  |
| GRUZ-R31. | <b>Quarrying activities and industrial activities</b>   |
| GRUZ-R32. | Stock saleyards   |
| GRUZ-R33. | Activities not otherwise listed in Table 1  |

**Activity status: DIS**

**Activity status where compliance is not achieved: N/A**

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|-----------|------------------------|
| GRUZ-R34. | <b>Fortified sites</b> |
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**Activity status: NC**

**Activity status where compliance is not achieved: N/A**

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| GRUZ-R35. | <b>Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps</b> |
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**Activity status: PR**

**Activity status where compliance is not achieved: N/A**

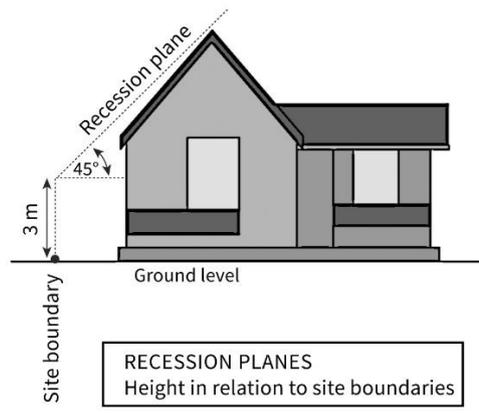
**GRUZ – Table 2 – Performance Standards**

GENERAL RURAL

| GRUZ-R36.  | Minimum setback from road boundaries  |  |
|--|---|--|
| <p>1. The minimum setback from road boundaries for any building adjacent to any district road must be at least 10 m; and</p> <p>2. The minimum setback from road boundaries for any building adjacent to any designated State Highway must be 30 m.</p> <p><i>Note: Stockyards and stock loading ramps are structures and are not required to comply with this rule</i></p>  | <p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>(a) Visual effects including bulk, scale and location of the building; and</li> <li>(b) The provision of daylight and sunlight into neighbouring buildings; and</li> <li>(c) Effects on surrounding properties, rural character and amenity; and</li> <li>(d) Ability to soften the visual impact of the building from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</li> <li>(e) Potential reverse sensitivity effects on any adjoining rural activities; and</li> <li>(f) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation.</li> </ul> |  |
| GRUZ-R37.  | Minimum setback from internal boundaries  |  |
| <p>1. The minimum setback for buildings housing a residential activity from internal boundaries must be:</p> <ul style="list-style-type: none"> <li>(i) 5 m on sites 2,500 m<sup>2</sup> or less; or</li> <li>(ii) 10 m on sites 2,501 m<sup>2</sup> or greater;</li> </ul> <p>OR</p> <p>2. The minimum setback for all other buildings from internal site boundaries must be:</p> <ul style="list-style-type: none"> <li>(iii) 10 m for buildings less than or equal to 150 m<sup>2</sup>; or</li> <li>(iv) 25 m for buildings greater than 150 m<sup>2</sup>;</li> </ul> <p>AND</p> <p>3. Buildings may be erected up to any common boundary with an adjacent site which is in the same holding; and</p> <p>4. Kennels housing more than 10 dogs must be setback 10 m from internal site boundaries.</p> <p><i>Note: See GRUZ-R40 for setbacks for specified farm structures</i></p> <p><i>Note: All buildings and structures, must also comply with NATC-R2, CEH-R1 and CEH-R2.</i></p> | <p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>(a) Visual effects including bulk, scale and location of the building; and</li> <li>(b) The provision of daylight and sunlight into neighbouring buildings; and</li> <li>(c) Effects on surrounding properties, privacy, character and amenity; and</li> <li>(d) Ability to soften the visual impact of the building from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</li> <li>(e) Potential reverse sensitivity effects on any adjoining activities.</li> </ul>   |  |

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| <b>GRUZ-R38.</b>   | <b>Height and height in relation to boundary</b>   |
| <p>1. Structures must not exceed 10 m in height as measured from ground level; and</p> <p>2. No structure or stored materials shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundaries of a site. See Figure - GRUZ 1.</p> | <p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the structure or materials; and</p> <p>(b) The provision of daylight and sunlight into neighbouring buildings; and</p> <p>(c) Effects on surrounding properties, privacy, rural character and amenity; and</p> <p>(d) Ability to soften the visual impact of the structure or materials from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p> <p>(e) Potential reverse sensitivity effects on any adjoining rural activities.</p> |

**Figure – GRUZ 1 – Height in relation to boundary**



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| <b>GRUZ-R39.</b>   | <b>Minimum setback for new shelterbelts and artificial screens</b>   |
| <p>1. New artificial screens 6 m or higher and new shelterbelts which are proposed to grow to more than 6 m high must not be planted closer than any of the distances specified below:</p> <p>(i) 5 m from the boundary of an adjacent property that is not owned by the owner of the land it is located on; and</p> <p>(ii) 5 m from any road or railway line.</p> <p><i>Note: See the transport chapter for additional line of site requirements applying to the land transport network.</i></p> | <p><b>Matters over which discretion is restricted:</b></p> <p>(a) The location and extent of the activity and its effects on amenity values of nearby residential properties and public places; and</p> <p>(b) Whether the activity would create new or exacerbate existing hazards to traffic or to the operation of railway lines, overhead power or telephone lines; and</p> <p>(c) The extent to which the activity can be relocated to meet setback requirements; and</p> |

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|   | <p>(d) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</p> <p>(e) Potential reverse sensitivity effects on any adjoining rural activities.</p>  |
| <p><b>GRUZ-R40.</b></p>   | <p><b>Setbacks - specified farm buildings and new buildings housing a residential activity</b></p>  |
| <p>1. For any wool (shearing) shed or milking shed and ancillary yards, feed lot or feed pad, or similar structure or enclosure (excluding paddocks) which is 100 m<sup>2</sup> in size or larger and used for the confinement or housing of any animal (except domestic pets):</p> <p>(i) The minimum setback for the structure or enclosure from any internal boundary must be 30 m, or 50 m from a building housing a residential activity on an adjacent site – whichever is the greater; and</p> <p>(ii) The minimum setback for the structure or enclosure from any boundary with another zone must be 100 m.</p> <p>AND</p> <p>2. The minimum setback for a new building housing a residential activity must be 50 m from any existing specified farm structure listed in GRUZ-R40.1 on an adjacent site; and</p> <p>3. Buildings may be erected up to any common boundary with an adjacent site which is in the same holding.</p> | <p><b>Matters over which discretion is restricted:</b></p> <p>(a) The location and extent of the activity and its effects on the amenity values of neighbouring properties; and</p> <p>(b) The extent to which the activity can be relocated to meet setback requirements; and</p> <p>(c) The layout, design and location of the activity, including consideration of wind and climate patterns and the ability to maintain the amenity of neighbouring properties; and</p> <p>(d) The extent of the visual impact of structures and landscape planting; and</p> <p>(e) Topographical and geographical features affecting odour, dust, visual impact and noise; and</p> <p>(f) The effects of increased traffic and the timing of traffic generation; and</p> <p>(g) Potential reverse sensitivity effects on any adjoining rural activities.</p> |
| <p><b>GRUZ-R41.</b></p>   | <p><b>Minimum setback from the boundary of a rural production zone or the boundary of an established site of intensive indoor primary production</b></p>  |
| <p>1. The minimum setback for a building housing a residential activity from the boundary of a rural production zone must be 250 m; and</p> <p>2. As measured from the perimeter of the external walls of the structures housing animals on an established site of intensive indoor primary production, the minimum setback for a building housing a residential activity must be 500 m.</p> <p>3. The provisions of this rule do not apply to any building housing a residential activity within the intensive indoor primary production holding or in a rural production zone.</p>  | <p><b>Matters over which discretion is restricted:</b></p> <p>(a) Potential reverse sensitivity effects on any rural production zone or intensive indoor primary production activities; and</p> <p>(b) Site topography and orientation and whether the structure can be more appropriately located or designed to minimise potential reverse sensitivity effects; and</p> <p>(c) The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site; and</p> <p>(d) The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.</p>  |

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| <b>GRUZ-R42.</b>   | <b>Storage and spreading of non-hazardous solid or liquid waste</b>  |
| <p>1. Any tank, pond or similar containment of any non-hazardous solid or liquid waste and/or by-product used as a fertiliser or soil conditioner must be located at least:</p> <ul style="list-style-type: none"> <li>(i) 200 m from any existing building housing a residential activity on a separate holding; and</li> <li>(ii) 30 m from the boundary of any adjacent holding.</li> </ul> <p>2. The spreading of any non-hazardous solid or liquid waste and/or by-product as a fertiliser or soil conditioner must not occur within:</p> <ul style="list-style-type: none"> <li>(i) 100 m from any existing building housing a residential activity on a separate holding; and</li> <li>(ii) 15 m from the boundary of any adjacent holding.</li> </ul>  | <p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>(a) The type of by-product or waste proposed to be stored or spread and its potential effects; and</li> <li>(b) The location and scale of the storage facility; and</li> <li>(c) The effect on surrounding properties, rural character and amenity; and</li> <li>(d) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</li> <li>(e) Potential reverse sensitivity effects on any adjoining rural activities.</li> </ul>  |
| <b>GRUZ-R43.</b>   | <b>Noise insulation for noise sensitive activities</b>   |
| <p>1. All new buildings accommodating noise sensitive activities must be insulated to achieve a noise level of 40dB LAeq inside habitable rooms where it is proposed to be located within:</p> <ul style="list-style-type: none"> <li>(i) 40 m of State Highway 3 (as measured from the edge of the carriageway) where the posted speed limit is equal to or less than 70km/hour; or</li> <li>(ii) 20 m of State Highway 4, 30 or 37 (as measured from the edge of the carriageway) where the posted speed limit is equal to or less than 70km/hour; or</li> <li>(iii) 80 m of State Highway 3 (as measured from the edge of the carriageway) where the posted speed limit is greater than 70km/hour; or</li> <li>(iv) 40 m of State Highway 4, 30 or 37 (as measured from the edge of the carriageway) where the posted speed limit is greater than 70km/hour; or</li> <li>(v) 40 m of a railway track.</li> </ul> <p>AND</p> <p>2. A report from an experienced acoustic practitioner must be submitted at the time of application to demonstrate compliance with this rule; and</p> | <p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>(a) The time and duration of the noise effect and the impact of any vibration; and</li> <li>(b) The extent to which the activity can be relocated to meet setback requirements; and</li> <li>(c) The layout, design and location of the activity, including consideration of wind and climate patterns and the ability to maintain on-site amenity; and</li> <li>(d) Topographical and geographical features affecting the receiving environment in respect of vibration and noise; and</li> <li>(e) Outcomes of the acoustic report.</li> </ul> |

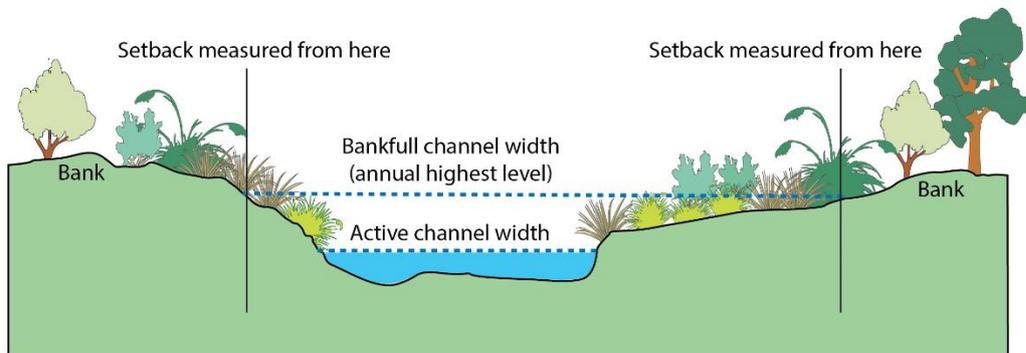
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| <p>3. This rule does not apply to any item of historic heritage listed in <a href="#">SCHED1 – Heritage Buildings and Structures</a>.</p>  |   |
| <p><b>GRUZ-R44.</b></p>  | <p><b>Maximum number of residential units</b></p>                   |
| <p>1. One residential unit per record of title; and<br/>                 2. One minor residential unit per holding; and<br/>                 3. One residential unit for a farm worker per holding;<br/>                 OR<br/>                 4. A papakāinga housing development of no more than 6 residential units must be on a site of sufficient size to contain the treatment and disposal of wastewater and stormwater resulting from any development within the site boundaries.</p>  | <p><b>Activity status where compliance is not achieved: DIS</b></p> |
| <p><b>GRUZ-R45.</b></p>  | <p><b>Maximum building coverage</b></p>                             |
| <p>1. For sites equal to or less than one hectare the maximum amount of a site which can be covered by buildings is 15%; and<br/>                 2. For sites greater than one hectare the maximum amount of a site which can be covered by buildings is 3%.</p>  | <p><b>Activity status where compliance is not achieved: DIS</b></p> |
| <p><b>GRUZ-R46.</b></p>  | <p><b>Servicing</b></p>   |
| <p>1. Where a connection to the Council’s reticulated water supply system is not available, all developments must have an independent potable water supply for activities on the site; and<br/>                 2. Where a connection to the Council’s reticulated wastewater system is not available, all developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and<br/>                 3. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP); and<br/>                 4. Where water is not supplied by Council or a private community supply, each site must provide access to a water supply for firefighting purposes that is:<br/>                 (i) Accessible to firefighting equipment; and<br/>                 (ii) Between 6 and 90 metres from any building housing a residential activity on the site; and<br/>                 (iii) Located on the site except where the specified volume or flow of water is in a water body that is within the required distances; and</p> | <p><b>Activity status where compliance is not achieved: DIS</b></p> |

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| <p>(iv) Either stores at least 45,000 litres of water or provides at least 25 litres of water per second for 30 minutes.</p> <p><i>Note: See SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice for further information about managing fire risk and storage of water for firefighting purposes.</i></p> |  |
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| <b>GRUZ-R47.</b> | <b>Minimum setback from water bodies – quarrying activities, farm quarrying, mineral prospecting and exploration</b> |
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| <ol style="list-style-type: none"> <li>1. Quarrying activities, farm quarrying, mineral prospecting and exploration must be setback at least 30 m from the edge of any water body as measured from the bankfull channel width (see Figure – GRUZ 2); and</li> <li>2. The deposition of overburden material or the extraction or deposition of aggregates must be setback at least 30 m from the edge of any water body as measured from the bankfull channel width (see Figure – GRUZ 2); and</li> <li>3. For the purposes of this rule a water body is:             <ol style="list-style-type: none"> <li>(i) A perennial watercourse with a bankfull channel width of 3 m or more; or</li> <li>(ii) In the Upper Waipa River sub-catchments, as identified on the Planning Maps, a perennial watercourse with a bankfull channel width of 2 m or more; or</li> <li>(iii) A lake equal to or larger than 0.25 ha.</li> </ol> </li> </ol> <p><i>Note: For land disturbance within 10 m of a natural wetland see the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.</i></p> | <p><b>Activity status where compliance is not achieved: NC</b></p> |
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**Figure – GRUZ 2**



**AREA SPECIFIC MATTERS**  
**General Rural Zone**  
**Aerodrome Precinct (PREC3)**

GENERAL RURAL

Pursuant to Section 86B(3) of the RMA, the following rules that protect or relate to water have immediate legal effect: PREC3-R28.

PREC3 - Table 1 – Activities Rules

| The rules in this table only apply within PREC3 aerodrome precinct  |   |
|---|---|
| PREC3-R1.   | General and commercial aviation activities and hangars  |
| PREC3-R2.   | Industrial activities   |
| PREC3-R3.   | Vehicle parking and vehicle storage   |
| PREC3-R4.   | Emergency service facilities  |
| PREC3-R5.   | Warehouses, lock-up storage units and storage yards   |
| PREC3-R6.   | Helipads and facilities for their servicing and management  |
| PREC3-R7.   | Navigational aids and control towers  |
| PREC3-R8.   | Storage and sale of aircraft fuel and lubricants  |
| PREC3-R9.   | Aviation education training and aviation clubrooms  |
| PREC3-R10.  | Agricultural, pastoral and horticultural activities and stock underpasses   |
| PREC3-R11.  | Tanks and silos   |
| PREC3-R12.  | Offices, canteens, ablution facilities, medical rooms, recreational facilities, vehicle servicing depots and workshops ancillary to any permitted activity  |
| PREC3-R13.  | Accessory buildings ancillary to any permitted activity   |
| PREC3-R14.  | Construction, additions and alteration of buildings for any permitted activity  |
| <b>Activity status: PER</b><br><br><b>Where:</b><br>1. All of the performance standards in PREC3 – Table 2 are complied with. | <b>Activity status where compliance is not achieved with PREC3-R22 to PREC3-R25: RDIS</b><br><br><b>Activity status where compliance is not achieved with PREC3-R26 to PREC3-R27: DIS</b><br><br><b>Activity status where compliance is not achieved with PREC3-R28: NC</b> |

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| <p><i>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, also see the <a href="#">historic heritage chapter</a>.</i></p>   | <p><b>Where the activity is RDIS, the matters over which discretion is restricted are:</b></p> <p>(a) The matters of discretion associated with any performance standard which cannot be complied with in PREC3 -Table 2.</p> |
| <p><b>PREC3-R15.</b></p>  | <p><b>Cafes and takeaway food outlets</b></p>   |
| <p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>The café or takeaway food outlet does not have a drive through facility; and</li> <li>All of the performance standards in PREC3 - Table 2 are complied with.</li> </ol>  | <p><b>Activity status where compliance is not achieved: DIS</b></p>   |
| <p><b>PREC3-R16.</b></p>  | <p><b>Retail activities ancillary to any permitted activity</b></p>   |
| <p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>The retail activity is ancillary to a permitted activity; and</li> <li>The retail activity occupies no more than 60 m<sup>2</sup> of the activity's gross floor area; and</li> <li>All of the performance standards in PREC3 - Table 2 are complied with.</li> </ol> | <p><b>Activity status where compliance is not achieved: NC</b></p>  |
| <p><b>PREC3-R17.</b></p>  | <p><b>Demolition and / or removal of buildings and structures</b></p>   |
| <p><b>Activity status: PER</b></p> <p><i>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, see the <a href="#">historic heritage chapter</a>.</i></p>   | <p><b>Activity status where compliance is not achieved: N/A</b></p>   |
| <p><b>PREC3-R18.</b></p>  | <p><b>Service stations</b></p>  |
| <p><b>PREC3-R19.</b></p>  | <p><b>Residential units for caretakers or staff</b></p>   |
| <p><b>Activity status: DIS</b></p>  | <p><b>Activity status where compliance is not achieved: N/A</b></p>   |
| <p><b>PREC3-R20.</b></p>  | <p><b>Activities not otherwise listed in PREC3 - Table 1</b></p>  |
| <p><b>Activity status: NC</b></p>   | <p><b>Activity status where compliance is not achieved: N/A</b></p>   |
| <p><b>PREC3-R21.</b></p>  | <p><b>Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps</b></p>  |

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| <b>Activity status: PR</b> | <b>Activity status where compliance is not achieved: N/A</b> |
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**PREC3 - Table 2 - Performance Standards**

| <b>PREC3-R22.</b>  | <b>Minimum setback from road boundaries</b>  |
|--|--|
| <p>1. The minimum setback from internal and indicative road boundaries for any building must be at least 5 m; and</p> <p>2. The minimum setback from road boundaries for any building adjacent to any district road must be at least 10 m; and</p> <p>3. The minimum setback from road boundaries for any building adjacent to State Highway 3 must be 15 m; and</p> <p><i>Note: Stockyards and stock loading ramps are structures and are not required to comply with this rule</i></p> | <p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the building; and</p> <p>(b) The provision of daylight and sunlight into neighbouring buildings; and</p> <p>(c) Effects on the safe and efficient operation of the aerodrome; and</p> <p>(d) Ability to soften the visual impact of the building from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p> <p>(e) Potential reverse sensitivity effects on any adjoining rural activities; and</p> <p>(f) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation.</p> |
| <b>PREC3-R23.</b>  | <b>Minimum setback from internal boundaries</b>  |
| <p>1. The minimum setback for buildings from internal boundaries where the internal boundary is adjacent to State Highway 3 or the general rural zone must be 15 m; and</p> <p>2. Otherwise, there are no internal site boundary setback requirements except that All buildings must be setback from another building by at least 6 m.</p> <p><i>Note: All buildings and structures, must also comply with NATC-R2.</i></p>  | <p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the building; and</p> <p>(b) Effects on the safe and efficient operation of the aerodrome; and</p> <p>(c) Ability to soften the visual impact of the building from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p> <p>(d) Potential reverse sensitivity effects on any adjoining activities.</p>   |
| <b>PREC3-R24.</b>  | <b>Height and height in relation to boundary</b>   |
| <p>1. Structures must not exceed 8 m in height as measured from ground level; and</p> <p>2. Where a structure is adjacent to the general rural zone, a district road or State Highway 3, no structure or stored materials shall penetrate a</p>  | <p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the structure or materials; and</p> <p>(b) Effects on surrounding properties, privacy, rural character and amenity; and</p>   |

GENERAL RURAL

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| <p>recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundary which abuts the general rural zone, a district road or State Highway 3. See Figure - GRUZ 1.</p> | <p>(c) Ability to soften the visual impact of the structure or materials from nearby properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p> <p>(d) Potential reverse sensitivity effects on any adjoining activities.</p> |
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| <b>PREC3-R25.</b> | <b>Screening of site boundaries</b> |
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| <ol style="list-style-type: none"> <li>1. Site boundaries adjacent to either the general rural zone, a district road or State Highway 3 must be landscaped to minimum depths of 2 m, except for any required vehicle access points; and</li> <li>2. Security fences over 2 m high must be set back a minimum of 2 m from all road boundaries, including internal road boundaries.</li> </ol> | <p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>(a) The extent to which the proposed landscaping is able to soften the visual impact of the proposed activity or building; and</li> <li>(b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and</li> <li>(c) The overall landscaping provided on-site; and</li> <li>(d) The extent to which the siting and external appearance of buildings or activities sit within the receiving environment; and</li> <li>(e) The effect on the character and amenity values of the road or any adjacent zone; and</li> <li>(f) Effects on the safety and efficiency of traffic flow; and</li> <li>(g) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.</li> </ol> |
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| <b>PREC3-R26.</b> | <b>Building design standards</b> |
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| <ol style="list-style-type: none"> <li>1. Construction, alteration or extension of buildings - the maximum gross floor area of a building must not exceed 1000 m<sup>2</sup>; and</li> <li>2. All buildings, including building roofs, must be painted or coloured in British Standard 5252 neutral colour palette groups A and B and must also have low reflectivity, with maximum reflectance levels of 70%; and</li> <li>3. No sign may be located, anchored, erected, attached to or painted on or above a rooftop or roofline.</li> </ol> | <p><b>Activity status when compliance is not achieved: DIS</b></p> |
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| <b>PREC3-R27.</b> | <b>Servicing</b> |
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| <ol style="list-style-type: none"> <li>1. Where a connection to the Council's reticulated water supply system is not available, all developments must have an independent potable water supply for activities on the site; and</li> </ol> | <p><b>Activity status when compliance is not achieved: DIS</b></p> |
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| <p>2. Where a connection to the Council’s reticulated wastewater system is not available, all developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and</p> <p>3. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP); and</p> <p>4. Where water is not supplied by Council or a private community supply, each building must provide access to a water supply for firefighting purposes that is:</p> <ul style="list-style-type: none"> <li>(i) Accessible to firefighting equipment; and</li> <li>(ii) Between 6 and 90 metres from the building including where the specified volume or flow of water is in a water body; and</li> <li>(iii) Either stores at least 45,000 litres of water or provides at least 25 litres of water per second for 30 minutes.</li> </ul> <p><i>Note: See SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice for further information about managing fire risk and storage of water for firefighting purposes.</i></p> |  |
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| <b>PREC3-R28.</b> | <b>Minimum setback from water bodies</b> |
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| <p>1. The storage of aircraft fuel and lubricants must be setback at least 30 m from the edge of any water body as measured from the bankfull channel width (see Figure – GRUZ 2); and</p> <p>2. For the purposes of this rule, a water body is a perennial watercourse with a bankfull channel width of 2 m or more.</p> <p><i>Note: For setbacks from natural wetlands see the Resource Management (National Environmental Standards for Freshwater) Regulations 2020</i></p> | <p><b>Activity status when compliance is not achieved: NC</b></p> |
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| <b>Advice notes</b> |
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**Accidental discovery protocol**

*In the event that an unidentified archaeological site or a wāhi tapu site is located during works, the following applies:*

- Work must cease immediately at that place and within 20m around the site;

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- *Heritage New Zealand Regional Archaeologist must be notified and apply for the appropriate authority if required;*
  - *Notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014);*
  - *If human remains (koiwi) are uncovered then the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative must be notified. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded;*
  - *Works affecting the archaeological site and any human remains (koiwi) must not resume until appropriate authority and protocols are completed.*

*If the protocol is not adhered to then Heritage New Zealand can take out prosecution proceedings under the New Zealand Pouhere Taonga Act 2014*

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**Contaminated land**

*If the site is contaminated or potentially contaminated refer to the contaminated land chapter and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) 2012*

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**Regional Council consents**

*A resource consent for some earthworks may also be required from the Waikato Regional Council or Manawatū-Whanganui Regional Council.*

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**Works in close proximity to any electricity line**

*Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.*

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**Landscaping**

*Where the site is adjacent to a State Highway, consultation with the New Zealand Transport Agency on appropriate tree species and the location of planting is advisable.*

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