

## **GRUZ – General rural zone [000049, 000055, 000078, 000086] {CONSQ}**

The relevant district-wide chapter provisions apply in addition to this chapter.

### **Purpose**

The GRUZ – General rural zone provides predominantly for primary production activities, including intensive indoor primary production. The zone also provides for occasional community facilities, agricultural produce processing facilities, rural-related commercial and industrial activities, conservation activities, network infrastructure, and quarrying activities. These diverse activities are set within a landscape that is visually dominated by openness and vegetation with significant separation between buildings and where natural character elements such as waterways, wetlands, water bodies, indigenous vegetation, and natural landforms are key contributors to the character of the rural zone.

### **Objectives {CONSQ}**

GRUZ-O1 Purpose of the zone. [000047, 000049, 000079, 000055, 000078, 000086]  
{CONSQ}

- (1) Enable farming activities;
- (2) Protect high class soils for farming activities;
- (3) Provide for rural industry, infrastructure, rural commercial, conservation activities, community facilities, and extractive activities;
- (4) Maintain rural character and amenity;
- (5) Limit development to activities that have a functional need to locate in the zone.

GRUZ-O2 Productive capacity of soils. [000049, 000055, 000078, 000086] {CONSQ}

The primary productive value of soils, in particular high class soils, is retained.

GRUZ-O3 Rural character and amenity. [000049, 000055, 000078, 000086] {CONSQ}

- (1) Maintain rural character and amenity.
- (2) The attributes of areas and features valued for their contribution to landscape values and visual amenity are maintained or enhanced.

GRUZ-O4 Extractive activities [000049, 000055, 000078, 000086] {CONSQ}

Recognise the contribution of extractive industries to the economic and social well-being of the district.

### **Policies {CONSQ}**

GRUZ-PI High class soils. [000049, 000055, 000078, 000086] {CONSQ}

Ensure the adverse effects of activities do not compromise the physical, chemical and biological properties of high class soils.

**GRUZ-P2** Effects of subdivision and development on soils. [000049, 000055, 000078, 000086] **{CONSQ}**

Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.

**GRUZ-P3** Contributing elements to rural character and amenity values. [000047, 000049, 000055, 000078, 000086] **{CONSQ}**

Recognise that rural character and amenity values vary across the zone as a result of the natural and physical resources present and the scale and extent of land use activities.

**GRUZ-P4** Productive rural activities. [000047, 000049, 000055, 000078, 000086] **{CONSQ}**

- (1) Enable the on-going use of the rural environment zone as a productive working environment by:
- (a) Recognising that buildings and structures associated with farming and forestry and other operational structures for productive rural activities contribute to rural character and amenity values;
  - (b) Ensuring productive rural activities are supported by appropriate rural industries and services;
  - (c) Providing for lawfully-established rural activities and protecting them from sensitive land uses and reverse sensitivity effects; and
  - (d) Recognising the economic, social and cultural benefits that result from use and development of rural resources.

**GRUZ-P5** Other anticipated activities in rural areas [000049, 000043, 000055, 000078, 000086] **{CONSQ}**

Enable activities that provide for the rural community's social, cultural, and recreational needs, subject to such activities being of a scale, intensity, and location that are in keeping with rural character and amenity values.

**GRUZ-P6** Industrial and commercial activities. [000049, 000055, 000078, 000086] **{CONSQ}**

- (1) Provide for rural industry and rural commercial activities provided they are either dependent on the rural soil resource or have a functional or operational need for a rural location.
- (2) Such activities are to be managed to ensure that:
- (a) Their scale, intensity, and built form maintain rural character;
  - (b) They maintain an appropriate level of amenity for neighbouring sites; and
  - (c) They minimise reverse sensitivity effects on existing productive rural, intensive farming, quarrying, or rural industrial activities.
- (3) Avoid locating industrial and commercial activities in rural areas that do not have a genuine functional connection with the rural land or soil resource.

**GRUZ-P7 Intensive Farming activities. [000047, 000049, 000055, 000078, 000086] {CONSQ}**

Provide for intensive farming activities where they operate in accordance with industry best practice and the management of adverse effects beyond the site boundaries.

**GRUZ-P8 Home businesses. [000049, 000055, 000078, 000086] {CONSQ}**

Enable home businesses, provided that it is of a scale that maintains rural the character and amenity.

**GRUZ-P9 Meremere Dragway. {CONSQ}**

Enable the ongoing operation and activities at the Meremere Dragway, provided that its adverse effects are avoided, remedied or mitigated.

**GRUZ-P10 Waste management activities. [000049, 000055, 000078, 000086] {CONSQ}**

- (1) Encourage the rehabilitation of existing quarry sites
- (2) Ensure waste management facilities are located and operated so that rural amenity and character are maintained and conflict with rural activities are minimised.
- (3) Avoid waste management facilities located within:
  - (a) An Outstanding Natural Landscape;
  - (b) An Outstanding Natural Feature;
  - (c) An Outstanding Natural Character Area.

**GRUZ-P11 Agricultural Research Centres. [000049, 000055, 000078, 000086] {CONSQ}**

Enable and protect the continued operation and development of Agricultural Research Centres that are an integral part of the agricultural sector.

**GRUZ-P12 Huntly Power Station – coal and ash management. [000049, 000055, 000078, 000086] {CONSQ}**

- (1) Recognise and protect facilities that are integral to energy production at Huntly Power Station.
- (2) Provide for specific facilities that involve the handling, stockpiling, and haulage of coal and the management of coal ash water within identified areas in close proximity to Huntly Power Station.

**GRUZ-P13 Reverse sensitivity and separation of incompatible activities. [000047, 000042, 000087, 000049, 000055, 000078, 000086] {CONSQ}**

- (1) Contain, as far as practicable, adverse effects within the site where the effect is generated.
- (2) Provide adequate separation of the activity from the site boundaries.
- (3) Ensure that new or extended sensitive land uses achieve adequate separation distances from and/or adopt appropriate measures to avoid, remedy or mitigate potential reverse sensitivity effects on productive rural activities, intensive farming, rural industry, infrastructure, extractive activities, or Extraction Resource Areas.

**GRUZ-PI4** Density of residential units and seasonal worker accommodation. [000047, 000043, 000049, 000055, 000078, 000086] {CONSQ}

- (1) Maintain an open and spacious rural character by:
  - (a) Limiting residential units and seasonal worker accommodation to those associated with farming and productive rural activities;
  - (b) Limiting residential units to no more than one per Record of Title, except for particularly large titles where a minimum of 40ha is provided for each residential unit;
  - (c) Limiting the size, location, and number of minor residential units and requiring such units to be ancillary to an existing residential unit; and
  - (d) Limiting seasonal worker accommodation to no more than one facility per Record of Title that is at least 20ha in area.

**GRUZ-PI5** Retirement villages. [000049, 000043, 000055, 000078, 000086] {CONSQ}

Provide for alterations and additions to retirement villages existing or subject to a resource consent at 17 January 2022.

**GRUZ-PI6** Building scale and location. [000049, 000043, 000055, 000078, 000086] {CONSQ}

- (1) Provide for buildings and structures where they are necessary components of farming and rural-related activities including rural industry, rural commercial, and extractive activities.
- (2) Manage the size and location of buildings and structures to:
  - (a) Maintain adequate levels of outlook, daylight, and privacy for adjoining sensitive land uses and public reserves; and
  - (b) Maintain rural character, amenity, and landscape values, in particular where located in areas with high landscape values, the coastal environment, and adjacent to waterbodies.

**GRUZ-PI7** Management of extractive activities. [000049, 000055, 000078, 000086] {CONSQ}

- (1) Provide for extractive activities provided that adverse effects are appropriately avoided, remedied or mitigated; and, where this is not possible, off-set or compensated.
- (2) Protect access to, and extraction of, mineral, aggregate and coal resources by:
  - (a) Identifying on planning maps lawfully-established extractive activities as either Aggregate Extraction Areas and or Coal Mining Areas on planning maps;
  - (b) Identifying on planning maps the site of a potential extractive activity in an Extractive Resource Area;
- (3) Ensure that lawfully-established extractive activities are not compromised by new subdivision, use or development;
- (4) Avoid locating sensitive land uses within specified building setbacks in order to ensure the effective operation of an Aggregate Extraction Area, Coal Mining Area, or Extractive Resource Area.

**Rules** {CONSQ}

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>GRUZ-R1</b>	Farming [000049, 000086, 000047, 000078, 000055, 000048] {CONSQ}
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>GRUZ-R2</b>	A home business Buckland [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
(1) Activity status: <b>PER</b> Activity-specific standards: (a) It is wholly contained within a building; (b) The storage of materials or machinery associated with the home business is either wholly contained within a building, or where outside occupies no more than 100m <sup>2</sup> of site area and is located where it is not visible from other sites or public roads; (c) No more than 2 people who are not permanent residents of the site are employed at any one time; (d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:00am and before 7:00pm on any day; (e) Machinery can be operated after 7:30am and up to 7:00pm on any day; (f) The home business shall not occupy more than 200m <sup>2</sup> in total within buildings and outdoor storage areas.	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>GRUZ-R3</b>	Meremere Dragway activity [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>GRUZ-R4</b>	Afforestation not in an Outstanding Natural Landscape or Outstanding Natural Feature [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
(1) Activity status: <b>PER</b> Activity-specific standards: (a) Be undertaken in accordance with Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017. Where compliance is not achieved with the permitted activity standards in the NES, then the activity is subject to the activity status as set out in the NES.	(2) Activity status where compliance not achieved: <b>DIS</b>

<b>GRUZ-R5</b>	Plantation forestry [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Be undertaken in accordance with Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017. Where compliance is not achieved with the permitted activity standards in the NES, then the activity is subject to the activity status as set out in the NES.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-R6</b>	Produce stall [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>GRUZ-R7</b>	Home stay [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Have no more than 5 guests.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-R8</b>	Equestrian centre [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>GRUZ-R9</b>	Horse training centre [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>GRUZ-R10</b>	Visitors' accommodation [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Have no more than 5 guests; and (b) Be within a building that was existing as at 17 January 2022; and (c) Standards GRUZ-R10(a) and (b) do not apply to occupation of a single residential unit for short term rental.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-R11</b>	Residential activity, unless specified below. [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
	This includes occupation of a single residential unit for short term rental.
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>

<b>GRUZ-R12</b>	Conservation activity [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>GRUZ-R13</b>	Child care facility [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Have no more than four non-resident children.</p>	<p><b>(2) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) A child care facility for five or more non-resident children, which is not in an Urban Expansion Area.</p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ – General Rural Zone;</p> <p>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings;</p> <p>(d) Nuisance effects including light spill and glare, odour, dust, and noise;</p> <p>(e) Traffic effects;</p> <p>(f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and</p> <p>(g) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes.</p> <p><b>(3) Activity status: DIS</b></p> <p><b>Where:</b></p> <p>(a) A child care facility located in an Urban Expansion Area.</p>
<b>GRUZ-R14</b>	Maintenance, operation, and alterations to Tamahere Hospital (Section 55 SO 457609). [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The alterations do not increase net floor area.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>GRUZ-R15</b>	Educational Facilities including student and staff accommodation at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210936 [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ})
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Land Use – building standards for the zone except: (i) GRUZ-S1 (Number of residential units) does not apply; (ii) GRUZ-S2 (Minor residential units) does not apply; (b) Student or staff accommodation must be ancillary to the educational facilities.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-R16</b>	Mineral exploration and prospecting, including: [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ} (a) Sampling by methods involving hand tools; (b) Mechanical sampling where there is existing vehicle access to the area to be trenched or sampled; (c) Samples taken using explosives; and (d) Geophysical surveys not using explosives.
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Shall not be located within all or part of any of the following landscape and natural character areas: (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) High natural character area; (iv) Outstanding Natural Character area. (b) All drilling is limited to 150mm in diameter and a density of one drill site per hectare. (c) The cumulative length of trenching or sampling does not exceed 50 lineal metres per hectare. (d) Where areas are disturbed, topsoil shall be stockpiled and replaced over such areas, and the site shall be rehabilitated and restored generally to its original condition within 1 month of sampling being completed. (e) The use of explosives for sampling shall only occur between 7:00am to 7:00pm.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council’s discretion is restricted to the following matters:</b> (a) Separation from sensitive activities; (b) The visual and amenity effects of stockpiles; (c) Amenity effects relating to the hours of operation and noise; (d) Landscape and ecological effects; (e) Effects on waterbodies, riparian margins, and wetlands; (f) Site restoration; and (g) Financial contributions towards landscaping, site restoration, and roading.
<b>GRUZ-R17</b>	Free range pig or poultry farming, and poultry hatcheries [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>GRUZ-R18</b>	Seasonal worker accommodation [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}



<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Is used solely for part of the year to meet labour requirements for primary production;</li> <li>(b) Comprises of communal kitchen and eating areas and separate sleeping and ablution facilities;</li> <li>(c) Accommodates no more than 12 workers; and</li> <li>(d) Complies with Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The effectiveness of methods to avoid, remedy, or mitigate the effects on existing activities, including the provision of screening, landscaping, and methods for noise control; and</li> <li>(b) The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by the Department of Building and Housing 2008.</li> </ul>
<p><b>GRUZ-R19</b></p>	<p>Recreational hunting and freshwater fishing [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}</p>
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b>                  Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<p><b>GRUZ-R20</b></p>	<p>Gardening [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}</p>
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b>                  Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<p><b>GRUZ-R21</b></p>	<p>Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018 [000049, 000078, 000086, 000074, 000047, 000055, 000051, 000048] {CONSQ}</p>
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Within National Grid Yard:                         <ul style="list-style-type: none"> <li>(i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or</li> <li>(ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or</li> <li>(iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or</li> <li>(iv) Non-habitable horticultural buildings; or</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>

<p>(v) Artificial crop protection and support structures (excluding commercial greenhouses and <i>Pseudomonas syringae</i> pv. <i>Actinidiae</i> (Psa) disease control structures);</p> <p>(vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</p> <p>(vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule GRUZ-R21(1)(a) must:</p> <p>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</p> <p>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p>	
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<p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p>	
<b>GRUZ-R22</b>	Construction or alteration of a building for a sensitive land use [000049, 000078, 000086, 000074, 000047, 000055, 000048] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<b>GRUZ-R23</b>	Construction, demolition, addition, and alteration of a building or structure [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>GRUZ-R24</b>	An agricultural or horticultural research activity, including laboratories and administrative facilities within the Agricultural Research Centres specific control area identified on the planning maps [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

Nil	
<b>GRUZ-R25</b>	An educational facility, including conference and teaching facilities within the Agricultural Research Centres specific control area identified on the planning maps [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
(1) Activity status: <b>PER</b> Activity-specific standards: (a) That is incidental to agricultural or horticultural research.	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>GRUZ-R26</b>	An industrial activity within the Agricultural Research Centres specific control area identified on the planning maps [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
(1) Activity status: <b>PER</b> Activity-specific standards: (a) That is incidental to agricultural or horticultural research.	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>GRUZ-R27</b>	A trade or engineering workshop within the Agricultural Research Centres specific control area identified on the planning maps [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
(1) Activity status: <b>PER</b> Activity-specific standards: (a) That is incidental to agricultural or horticultural research.	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>GRUZ-R28</b>	Intensive farming within the Agricultural Research Centres specific control area identified on the planning maps [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
(1) Activity status: <b>PER</b> Activity-specific standards: (a) That is incidental to agricultural or horticultural research; and (b) Where an associated building and animal feedlot are located at least 200m inside any boundary of an Agricultural Research Centre site.	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>GRUZ-R29</b>	The on-site disposal or storage of solid organic waste or cleanfill within the Agricultural Research Centres specific control area identified on the planning maps [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
(1) Activity status: <b>PER</b> Activity-specific standards: (a) That is incidental to agricultural or horticultural research; and (b) Where the solid organic waste or cleanfill is generated on the site.	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>GRUZ-R30</b>	A staff facility, including: (a) A recreational facility (b) Staff residential units (c) Cafeterias and cafés (d) Social clubs

	within the Agricultural Research Centres specific control area identified on the planning maps [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<b>(2) Activity status: PER</b> <b>Activity-specific standards:</b> (a) That is incidental to agricultural or horticultural research.	<b>(3) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-R31</b>	Coal related activities within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Coal related activities within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps involving: (i) Stockpiling; (ii) Screening and sorting; (iii) Use of transportation conveyors; (iv) Erection, operation, and maintenance of loading and unloading facilities; and (v) An activity that is ancillary to those listed in (i) – (iv) above.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-R32</b>	The management, stockpiling, transportation, and disposal of coal ash and coal ash water within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps [000049, 000078, 000086, 000047, 000055, 000048] {CONSQ}
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The management, stockpiling, transportation, and disposal of coal ash and coal ash water where: (i) These materials are transported between the Huntly Power Station and the ash ponds located adjacent to Te Ohaaki Road via the pipeline located within the Huntly Power Station - Coal and Ash Management specific control area; (ii) They involve the operation and maintenance of the ash disposal ponds located adjacent to Te Ohaaki Road within within the Huntly Power Station - Coal and Ash Management specific control area; and (iii) They involve the transportation of ash from the ash ponds to a long-term disposal facility, provided the heavy vehicle movement are not more than 85 per day.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Visual amenity; and (b) Traffic effects.

<b>GRUZ-R33</b>	Energy corridor – transportation of minerals and substances within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps [000049, 000078, 000086, 000055, 000048] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The transportation of minerals and substances in an energy corridor must comply with all the following standards:</p> <p>(i) be limited to coal ash, aggregate, overburden, cleanfill, wastewater and other liquids (other than a hazardous substance);</p> <p>(ii) not deposit discernible minerals or dust; and</p> <p>(iii) not result in odour identified outside the energy corridor.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Adverse amenity effects.</p>
<b>GRUZ-R34</b>	Intensive farming [000049, 000078, 000086, 000047, 000055] {CONSQ}
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Intensive Farming that meets all of the following standards:</p> <p>(i) Land use – effects standards for the zone;</p> <p>(ii) Land use – building standards for the zone;</p> <p>(iii) Building coverage does not exceed 3% of the site:</p> <p>(1) GRUZ-S9 – GRUZ-S11 (Building coverage) does not apply;</p> <p>(iv) Building height does not exceed 15m;</p> <p>(1) GRUZ-S4 – GRUZ-S7 (Building height) does not apply.</p> <p>(b) Intensive farming s not located in:</p> <p>(i) An Outstanding Natural Feature;</p> <p>(ii) An Outstanding Natural Landscape;</p> <p>(iii) An Outstanding Natural Character Area; or</p> <p>(iv) A High Natural Character Area.</p> <p>(c) For intensive pig farming, buildings and outdoor enclosures are set back at least:</p> <p>(i) 300 metres from any site boundary;</p> <p>(ii) From any boundary of a GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone or RLZ – Rural lifestyle zone:</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(1) 1200 metres (500 or fewer less pigs); or                  (2) 2000 metres (more than 500 pigs).</p> <p>(d) For housed or free-range poultry that meets the definition for intensive farming and all other intensive farming, buildings and outdoor enclosures are set back at least:</p> <p>(i) 300 metres from any site boundary; and                  (ii) 500 metres from any boundary of a GRZ – General Residential, MRZ – Medium Density Residential, LLRZ – Large Lot Residential, SETZ - Settlement or RLZ – Rural Lifestyle Zone.                  (iii) The extent to which the activity may adversely impact on the noise environment.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(e) Traffic effects;                  (f) Effects on amenity values, including odour, visual impact, landscaping;                  (g) Location, type and scale of development; and                  (h) Noise effects.;                  (i) Odour and dust effects, except where a Certificate of Compliance or resource consent has been obtained from the Waikato Regional Council for air discharges; and                  (j) The extent to which the farm will operate in accordance with an approved farm Environment Plan or relevant industry codes of practice.</p>	
<p><b>GRUZ-R35</b></p>	<p>Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills and animal feed production, and rural contractors' depots [000049, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: RDIS</b>  <b>Activity-specific standards:</b></p> <p>(a) Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills and animal feed production, and rural contractors' depots; that meet the following standards:</p> <p>(i) Not in an Urban Expansion Area; and                  (ii) Is not an extractive activity.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ – General rural zone;</li> <li>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings,</li> <li>(d) Location, type and scale of development;</li> <li>(e) Nuisance effects including light spill and glare, odour, dust, noise; and</li> <li>(k) Traffic effects.</li> </ul>	
<p><b>GRUZ-R36</b></p>	<p>Educational facilities that are primary or secondary schools not otherwise provided for as a permitted activity by Rule GRUZ-R15(1) or GRUZ-R25(1) [000049, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Educational facilities that are primary or secondary schools not otherwise provided for as a permitted activity by Rule GRUZ-R15(1) or GRUZ-R25(1) which meet the following standard: <ul style="list-style-type: none"> <li>(i) Not in an Urban Expansion Area.</li> </ul> </li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ – General rural zone;</li> <li>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings;</li> <li>(d) Nuisance effects including light spill and glare, odour, dust, and noise;</li> <li>(e) Traffic effects;</li> <li>(f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and</li> <li>(g) The extent to which the facilities are designed to meet Crime Prevention</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>



Through Environmental Design outcomes.	
<b>GRUZ-R37</b>	Community facility [000049, 000078, 000086, 000047, 000055] {CONSQ}
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) A Community facility which meets the following standard:</p> <p>(i) Not in an Urban Expansion Area.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ – General rural zone;</p> <p>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings;</p> <p>(d) Nuisance effects including light spill and glare, odour, dust, and noise;</p> <p>(e) Traffic effects;</p> <p>(f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and</p> <p>(g) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-R38</b>	Rural commercial [000049, 000078, 000086, 000047, 000055] {CONSQ}
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Rural commercial that meet the following standard:</p> <p>(i) Not in an Urban Expansion Area.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ – General rural zone;</p> <p>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings;</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(d) Nuisance effects including light spill and glare, odour, dust, and noise;</p> <p>(e) Traffic effects; and</p> <p>(f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities.</p>	
<p><b>GRUZ-R39</b></p>	<p>Agricultural and horticultural research facilities [000049, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Agricultural and horticultural research facilities that meet the following standard:</p> <p>(i) Not in an Urban Expansion Area.</p> <p>Note: For research activities undertaken within an Agriculture Research Centre Specific Area, rules GRUZ-R24 – GRUZ-30 also apply.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) Effects on rural character and amenity;</p> <p>(c) Nuisance effects including light spill and glare, odour, dust, and noise;</p> <p>(d) Traffic effects;</p> <p>(e) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities;</p> <p>(f) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<p><b>GRUZ-R40</b></p>	<p>An extractive activity or waste management activity located within an Aggregate Extraction Area, Coal Mining Area or Extractive Resource Area [000049, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on rural character and amenity;</p> <p>(b) Location, type and scale of development;</p> <p>(c) Nuisance effects including dust, noise, vibration, odour and light spill;</p> <p>(d) Industry best practice and use of management plans;</p> <p>(e) Traffic effects;</p> <p>(f) Erosion and sediment control; and</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

	(g) Rehabilitation and end use including back filling.	
<b>GRUZ-R41</b>	A waste management facility located outside an Aggregate Extraction Area, Coal Mining Area or Extractive Resource Area. [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: DIS</b>		
<b>GRUZ-R42</b>	Hazardous waste storage, processing or disposal. [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: DIS</b>		
<b>GRUZ-R43</b>	An educational facility that is not a primary or secondary school. [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: DIS</b>		
<b>GRUZ-R44</b>	A correctional facility [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: DIS</b>		
<b>GRUZ-R45</b>	An extractive activity located outside an Aggregate Extraction Area, Coal Mining Area or Extractive Resource Area. [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: DIS</b>		
<b>GRUZ-R46</b>	Visitors' accommodation for 6 or more people or that is within a building that was constructed after 17 January 2022. [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: DIS</b>		
<b>GRUZ-R47</b>	Motorised sport and recreation [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: DIS</b>		
<b>GRUZ-R48</b>	Transport depot [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: DIS</b>		
<b>GRUZ-R49</b>	Afforestation of any part of an Outstanding Natural Landscape or Outstanding Natural Feature [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: DIS</b>		
<b>GRUZ-R50</b>	A dog or cat boarding, daycare, breeding or animal training establishment [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: DIS</b>		
<b>GRUZ-R51</b>	Construction of a building located on an indicative road prior to that road being constructed and vested in Council. [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: NC</b>		
<b>GRUZ-R52</b>	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: NC</b>		
<b>GRUZ-R53</b>	Any change of use of an existing building to a sensitive land use within the National Grid Yard [000049, 000078, 000086, 000047, 000055] {CONSQ}	
<b>(I) Activity status: NC</b>		
<b>GRUZ-R54</b>	The establishment of any new sensitive land use within the National Grid Yard [000049, 000078, 000086, 000047, 000055] {CONSQ}	

<b>(I) Activity status: NC</b>	
<b>GRUZ-R55</b>	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard <b>[000049, 000078, 000086, 000047, 000055] {CONSQ}</b>
<b>(I) Activity status: NC</b>	
<b>GRUZ-R56</b>	An extractive activity industry located within all or part of any of the following landscape and natural character areas: (a) Outstanding Natural Feature; (b) Outstanding Natural Landscape; (c) High natural character area; or (d) Outstanding Natural Character area. <b>[000049, 000078, 000086, 000047, 000055] {CONSQ}</b>
<b>(I) Activity status: NC</b>	
<b>GRUZ-R57</b>	A waste management facility located within all or part of any of the following landscape and natural character areas: (a) Outstanding Natural Feature; (b) Outstanding Natural Landscape; (c) High Natural Character area; or (d) Outstanding Natural Character Area. <b>[000049, 000078, 000086, 000047, 000055] {CONSQ}</b>
<b>(I) Activity status: NC</b>	
<b>GRUZ-R58</b>	The following activities located within the Urban Expansion Area, the following activities: (a) Intensive farming; (b) Storage, processing or disposal of hazardous waste; (c) Correctional facility; (d) Extractive activity; (e) Industrial activity, including rural industry; (f) Rural commercial; (g) Agricultural and horticultural research facilities; (h) Motorised sport and recreation activity; or (i) Transport depot. <b>[000049, 000078, 000086, 000047, 000055] {CONSQ}</b>
<b>(I) Activity status: NC</b>	
<b>GRUZ-R59</b>	Industrial activity, excluding a rural industrial activity <b>[000049, 000078, 000086, 000047, 000055] {CONSQ}</b>
<b>(I) Activity status: NC</b>	
<b>GRUZ-R60</b>	Commercial activity, excluding a produce stall or rural commercial activity. <b>[000049, 000078, 000086, 000047, 000055] {CONSQ}</b>
<b>(I) Activity status: NC</b>	
<b>GRUZ-R61</b>	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity <b>[000049, 000078, 000086, 000047, 000055] {CONSQ}</b>
<b>(I) Activity status: NC</b>	
<b>GRUZ-R62</b>	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour)

	(APP8 – Raglan navigation beacon). [000049, 000078, 000086, 000047, 000055] {CONSQ}
<b>Activity status: PR</b>	

*Land use – building*

<b>GRUZ-S1</b>	Number of residential units and seasonal worker accommodation within a lot [000049, 000043, 000078, 000086, 000047, 000055, 000051] {CONSQ}	
<b>(1) Activity status: PER</b> <b>Where:</b>	<ul style="list-style-type: none"> <li>(a) One residential unit within a Record of Title containing an area less than 40ha;</li> <li>(b) Within a lot Record of Title containing an area of 40ha or more, one additional residential unit is permitted for every additional 40ha of area up to a maximum of three residential units;</li> <li>(c) One seasonal worker accommodation shall be located within a Record of Title containing an area of 20ha or more (this is in addition to the residential unit in GRUZ-S1(1)(a));</li> <li>(d) Any residential unit(s) under GRUZ-S1(1)(a) and (b), or seasonal worker accommodation under GRUZ-S1(1)(a)(c) must not be located within any of the following landscape and natural character areas:                             <ul style="list-style-type: none"> <li>(i) Outstanding Natural Feature;</li> <li>(ii) Outstanding Natural Landscape;</li> <li>(iii) Outstanding Natural Character Area; or</li> <li>(iv) High Natural Character Area.</li> </ul> </li> </ul>	<b>(2) Activity status: DIS</b> <b>Where:</b>
		<ul style="list-style-type: none"> <li>(a) A residential unit that complies with GRUZ-S1(1)(a) or (b) and is located within an area listed in (d); or</li> <li>(b) Seasonal worker accommodation that complies with GRUZ-S1(1)(c) and is located within an area listed in (d).</li> </ul>
		<b>(3) Activity status: NC</b> <b>Where</b>
		<ul style="list-style-type: none"> <li>(a) A residential unit that does not comply with GRUZ-S1(1)(a) or (b);</li> <li>(b) Seasonal worker accommodation that does not comply with GRUZ-S1(1)(c).</li> </ul>
<b>GRUZ-S2</b>	Minor residential units [000049, 000078, 000086, 000047, 000087, 000055, 000051] {CONSQ}	
<b>(1) Activity status: PER</b> <b>Where:</b>	<ul style="list-style-type: none"> <li>(a) One minor residential unit not exceeding 120m<sup>2</sup> gross floor area (excluding accessory buildings) within a Record of Title lot.</li> <li>(b) The minor residential unit shall be located on the same Record of Title as an existing residential unit and shall:                             <ul style="list-style-type: none"> <li>(i) Be located within 100m of the existing residential unit;</li> <li>(ii) Share a single driveway access with the existing residential unit.</li> </ul> </li> <li>(c) Any minor residential unit must not be located within any of the following landscape or natural character areas:</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>

<ul style="list-style-type: none"> <li>(i) Outstanding Natural Feature;</li> <li>(ii) Outstanding Natural Landscape;</li> <li>(iii) Outstanding Natural Character Area;</li> <li>or</li> <li>(iv) High Natural Character Area.</li> </ul>	
<p><b>GRUZ-S3</b></p>	<p>Building height – general [000049, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 15m, except: <ul style="list-style-type: none"> <li>(i) The maximum height is 10m where located within 50m of a road or internal boundary;</li> <li>(ii) For hose drying towers associated with emergency service facilities the maximum height is 15m.</li> </ul> </li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where the maximum height is 12m.</li> </ul> <p>Advice note: the height of frost fans is subject to GRUZ-S4.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building;</li> <li>(c) Admission of daylight and sunlight to the site and other site;</li> <li>(d) Privacy on any other site; and</li> <li>(e) Amenity values of the locality.</li> </ul>
<p><b>GRUZ-S4</b></p>	<p>Building height – frost fans [000049, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The height of the support structure for a frost fan must not exceed 10.5m; and</li> <li>(b) The fan blades must not rotate higher than 13.5m above natural ground level.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<p><b>GRUZ-S5</b></p>	<p>Building height – within a Campus (Agricultural Research Centres specific control area) [000049, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building or structure within a campus identified on the planning maps must not exceed a height of 15m measured from the natural ground level immediately below that part of the structure.</li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on visual amenity.</li> </ul>

<p>ground level immediately below the structure</p> <p>(c) GRUZ-S3 (Building height – general) does not apply.</p>	
<p><b>GRUZ-S6</b></p>	<p>Building height – within the Huntly Power Station Coal and Ash Management specific control area [000049, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building measured from the natural ground level immediately below that part of the structure must not exceed a height of:</p> <p>(i) 30m within an area of up to 1500m<sup>2</sup>; and</p> <p>(ii) 20m for the balance of the Huntly Power Station Coal and Ash Management specific control area.</p> <p>(b) GRUZ-S3 (Building height – general) does not apply.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<p><b>GRUZ-S7</b></p>	<p>Height – buildings, structures and vegetation in a battlefield view shaft [000049, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The maximum height of any building, structure or vegetation within a battlefield view shaft as shown on the planning map must not exceed 5m.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<p><b>GRUZ-S8</b></p>	<p>Height in relation to boundary [000049, 000043, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure (excluding poles or aerials) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Admission of daylight and sunlight to the site and other site;</p> <p>(d) Privacy on any other site; and</p> <p>(e) Amenity values of the locality.</p>
<p><b>GRUZ-S9</b></p>	<p>Building coverage [000049, 000043, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The total building coverage must not exceed:</p> <p>(i) 2% of the site area or 500m<sup>2</sup> (whichever is larger) for sites smaller than 10ha;</p> <p>(ii) 5,000m<sup>2</sup> for sites larger than 10ha.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matter:</b></p> <p>(a) Design, scale and location of the building.</p>

<p>(b) GRUZ-S9(1)(a) does not apply:</p> <ul style="list-style-type: none"> <li>(i) To a structure that is not a building; or</li> <li>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</li> </ul> <p>(c) No site coverage limit applies to Artificial Crop Protection Structures that meet the following standards:</p> <ul style="list-style-type: none"> <li>(i) Green or black cloth shall be used on vertical faces within 30m of the site boundary;</li> <li>(ii) Green, black or white cloth shall be used on horizontal surfaces.</li> </ul>	
<b>GRUZ-S10</b>	Building coverage [000049, 000078, 000086, 000047, 000055] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The total building coverage at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210935) must not exceed 10,000m<sup>2</sup>.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-S11</b>	Building coverage – within a Campus (Agricultural Research Centres specific control area) [000049, 000078, 000086, 000047, 000055] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Building coverage must not exceed 70% of a campus identified on the planning maps.</li> <li>(b) GRUZ-S9 (Building coverage) does not apply.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on visual amenity; and</li> <li>(b) Stormwater management.</li> </ul>
<b>GRUZ-S12</b>	Building setbacks – all boundaries [000049, 000043, 000078, 000086, 000047, 000055, 000064] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 7.5m from the road boundary;</li> <li>(ii) 17.5m from the centre line of an indicative road;</li> <li>(iii) 25m from the boundary of an adjoining site that is 6ha or more;</li> <li>(iv) 12m from the boundary of an adjoining site that is less than 6ha;</li> </ul> </li> <li>(b) A non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 7.5m from the road boundary;</li> <li>(ii) 17.5m from the centre line of an indicative road;</li> <li>(iii) 12m from every boundary other than a road boundary.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on rural amenity values;</li> <li>(b) Transport network safety and efficiency;</li> <li>(c) Reverse sensitivity effects; and</li> <li>(d) Where the road boundary is with an unformed paper road the likelihood of the road being formed or readily utilised by the public.</li> </ul>



<p>(c) Standard GRUZ-S12(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerals.</p> <p>(d) A habitable building located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 12m from the road boundary;</li> <li>(ii) 22m from the centre line of an indicative road;</li> <li>(iii) 25m from every boundary other than a road boundary.</li> </ul> <p>(e) A non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 12m from the road boundary;</li> <li>(ii) 22m from the centre line of an indicative road;</li> <li>(iii) 12m from every boundary other than a road boundary.</li> </ul> <p>(f) Standard GRUZ-S12(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerals;</p> <p>(g) Any building at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210936) must be set back a minimum of 12m from any site boundary.</p>	
<p><b>GRUZ-S13</b></p>	<p>Building setbacks – sensitive land use [000042, 000049, 000078, 000086, 000047, 000055, 000044, 000064] {CONSQ}</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building for a sensitive land use must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 5m from the designated boundary of the railway corridor;</li> <li>(ii) 15m from a national route or regional arterial road;</li> <li>(iii) 35m from the designated boundary of the Waikato Expressway;</li> <li>(iv) 200m from an Aggregate Extraction Area or Extractive Resource Area containing a sand resource;</li> <li>(v) 500m from an Aggregate Extraction Area or Extractive Resource Area containing a rock resource, or a Coal Mining Area;</li> <li>(vi) 100m from a site in the Tamahere Commercial Areas A and C;</li> <li>(vii) 300m from the boundary of buildings or outdoor enclosures used for an intensive farming activity. This setback does not apply to sensitive activities</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Road network safety and efficiency;</li> <li>(b) On-site amenity values;</li> <li>(c) Odour, dust and noise levels received at the notional boundary of the building;</li> <li>(d) Mitigation measures; and</li> <li>(e) Potential for reverse sensitivity effects.</li> </ul>

<p>located on the same site as the intensive farming activity;</p> <p>(viii) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site;</p> <p>(ix) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</p> <p>(x) Not be located within the Te Uku wind farm setback shown on the planning maps.</p>	
<p><b>GRUZ-S14</b></p>	<p>Building setback – noise sensitive activities [000049, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Construction of, or addition, or alteration to a building containing a noise sensitive activity must comply with APP1 – Acoustic insulation within:</p> <p>(i) 350m of the Huntly Power Station site boundary; or</p> <p>(ii) The Waikato Gun Club Noise Control Boundary.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Internal design sound levels;</p> <p>(b) On-site amenity values; and</p> <p>(c) Potential for reverse sensitivity effects.</p>
<p><b>GRUZ-S15</b></p>	<p>Building setback – waterbodies [000049, 000078, 000086, 000047, 000055] {CONSQ}</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building other than provided for under Standards GRUZ-S15(1)(b) and (c) must be set back a minimum of:</p> <p>(i) 32m from the margin of any lake with a size of 8ha or more;</p> <p>(ii) 32m from the margin of any wetland;</p> <p>(iii) 32m from the bank of a river with an average width of 3m or more, other than the Waikato River and Waipa River;</p> <p>(iv) 37m from a bank of the Waikato River and Waipa River;</p> <p>(v) 12m from the bank of any river with an average width of 3m or less;</p> <p>(vi) 12m from the margin of any lake with a size of less than 8ha;</p> <p>(vii) 32m from mean high water springs</p> <p>(b) A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m<sup>2</sup> in size;</p> <p>(c) A pump shed (public or private) set back a minimum of 5m from any waterbody.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</p> <p>(b) Adequacy of erosion and sediment control measures;</p> <p>(c) The functional or operational need for the building to be located close to the waterbody;</p> <p>(d) Effects on public access to the waterbody;</p> <p>(e) Effects on rural character and amenity; and</p> <p>(f) Effects on natural character values.</p>

<b>GRUZ-S16</b>	Building setback – Te Kauwhata Environmental Protection Area [000049, 000078, 000086, 000047, 000055] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building must be set back a minimum of 3m from the Te Kauwhata Environmental Protection Area identified on the planning maps.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-S17</b>	Building setback and location within the Huntly Power Station Coal and Ash Management specific control area [000049, 000078, 000086, 000047, 000055] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building must be:</p> <p>(i) Set back at least 20m from every boundary of the Huntly Power Station Coal and Ash Management specific control area where its height exceeds 20m; and</p> <p>(ii) Set back at least 10m from every boundary of the Huntly Power Station Coal and Ash Management specific control area where its height is up to 20m; or</p> <p>(iii) Located within an energy corridor (refer to the Huntly Power Station Coal and Ash Management specific control area on the planning maps).</p> <p>(b) GRUZ-S12 – GRUZ-S16 do not apply.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-S18</b>	Coal stockpile height, setback and coverage within the Huntly Power Station Coal and Ash Management specific control area [000049, 000078, 000086, 000047, 000055] {CONSQ}
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Coal stockpiles must:</p> <p>(i) not exceed a height of 15m;</p> <p>(ii) be set back at least 5m from the boundary of the Huntly Power Station Coal and Ash Management specific control area;</p> <p>(iii) not exceed 25% of the the Huntly Power Station Coal and Ash Management specific control area.</p> <p>(b) GRUZ-S12 – GRUZ-S16 do not apply.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Visual amenity.</p>