

GRUZ – General rural zone

Objectives

GRUZ-O1 The rural environment

- (1) Subdivision, use and development within the rural environment where:
 - (a) high class soils are protected for productive rural activities;
 - (b) productive rural activities are supported, while maintaining or enhancing the rural environment;
 - (c) urban subdivision, use and development in the rural environment is avoided.

GRUZ-O2 Rural resources

- (1) Maintain or enhance the:
 - (a) Inherent life-supporting capacity and versatility of soils, in particular high class soils;
 - (b) The health and wellbeing of rural land and natural ecosystems;
 - (c) The quality of surface fresh water and ground water, including their catchments and connections;
 - (d) Life-supporting and intrinsic natural characteristics of water bodies and coastal waters and the catchments between them.

GRUZ-O3 Rural Character and Amenity

- (1) Rural character and amenity are maintained.

GRUZ-O4 Minerals and Extractive Industries

- (1) Mineral resource use provides economic, social and environmental benefits to the district.

Policies

GRUZ-P1 High class soils

- (1) Soils, in particular high class soils, are retained for their primary productive value.
- (2) 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

- (1) Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.
- (2) Subdivision which provides a range of lifestyle options is directed away from high class soils and/ or where indigenous biodiversity is being protected.

GRUZ-P3 Productive rural activities

- (1) Recognise and protect the continued operation of the rural environment as a productive working environment by:

Part 3: Area-specific matters / Zones / Rural zones / GRUZ – General rural zone

- (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.

GRUZ-P4 Industrial and commercial activities

- (1) Rural industries and services are managed to ensure they are in keeping with the character of the **GRUZ – General** rural zone.
- (2) 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-P5 Density of dwellings and buildings within the rural environment

- (1) Retain open spaces to ensure rural character is maintained.
- (2) Additional dwellings support workers' accommodation for large productive rural activities.

GRUZ-P6 Intensive farming activities

- (1) Enable intensive farming activities provided they operate in accordance with industry best practice and management of adverse effects both on-site and any neighbouring sites.

GRUZ-P7 - Reverse sensitivity effects

- (1) Recognise the following features are typical of the rural environment and the effects are accepted and able to be managed:
 - (a) Large numbers of animals being farmed, extensive areas of plants, vines or fruit crops, plantation forests and farm forests;
 - (b) Noise, odour, dust, traffic and visual effects associated with the use of land for farming, horticulture, forestry, farm quarries;
 - (c) Existing mineral extraction and processing activities;
 - (d) Minor dwellings;
 - (e) Papakainga housing developments within Maaori Freehold land.
- (2) Avoid adverse effects outside the site and where those effects cannot be avoided, they are to be mitigated.
- (3) Mitigate the adverse effects of reverse sensitivity through the use of setbacks and the design of subdivisions and development.
- (4) The scale, intensity, timing and duration of activities are managed to ensure compatibility with the amenity and character of the rural environment.
- (5) Enable the use of artificial outdoor lighting for night time work.
- (6) Ensure glare and light spill from artificial lighting in the rural environment does not:
 - (a) Compromise the safe operation of the road transport network; and
 - (b) Detract from the amenity of other sites within the surrounding environment.

- (7) Frost fans are located and operated to ensure adverse effects on the surrounding environment are minimised.
- (8) Provide for intensive farming activities, recognising the potential adverse effects that need to be managed, including noise, visual amenity, rural character or landscape effects, and odour.

GRUZ-P8 Effects on rural character and amenity from rural subdivision

- (1) Protect productive rural areas by directing urban forms of subdivision, use, and development to within the boundaries of towns and villages.
- (2) Ensure development does not compromise the predominant open space, character and amenity of rural areas.
- (3) Ensure subdivision, use and development minimise the effects of ribbon development.
- (4) Rural hamlet subdivision and boundary relocations ensure the following:
 - (a) Protection of rural land for productive purposes;
 - (b) Maintenance of the rural character and amenity of the surrounding rural environment;
 - (c) Minimisation of cumulative effects.
- (5) Subdivision, use and development opportunities ensure that rural character and amenity values are maintained.
- (6) Subdivision, use and development ensures the effects on public infrastructure are minimised.

GRUZ-P9 Non-rural activities

- (1) Manage any non-rural activities, including equestrian centres, horse training centres, forestry and rural industries, to achieve a character, scale, intensity and location that are in keeping with rural character and amenity values.
- (2) Avoid buildings and structures dominating land on adjoining properties, public reserves, the coast or waterbodies.

GRUZ-P10 Home occupations

- (1) Support any home occupation to enable flexibility for people to work from their homes, provided that it is of a scale that is consistent with the character and amenity of the rural environment.

GRUZ-P11 Meremere Dragway

- (1) Support the ongoing operation and activities at the Meremere Dragway.

GRUZ-P12 Waste management activities

- (1) Provide for the rehabilitation of existing quarry sites, including landfill and cleanfill activities, where there is an environmental gain.
- (2) Waste management facilities are appropriately located to ensure compatibility with the surrounding rural environment.
- (3) Waste management facilities within the following areas are undertaken in a manner that protects the natural values of:
 - (a) An Outstanding Natural Landscape;

- (b) An Outstanding Natural Feature;
- (c) An Outstanding Natural Character Area;
- (d) A High Natural Character Area.

GRUZ-PI3 Activities within Hamilton’s Urban Expansion Area

- (I) Manage subdivision, use and development within Hamilton’s Urban Expansion Area to ensure that future urban development is not compromised.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan, i.e. the District-wide chapters. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW – How the Plan Works.

Land use – activities

GRUZ-RI	A Marae Complex or Papakainga Housing Development on Maaori Freehold Land or on Maaori Customary Land.	
	<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Land Use – Effects in the GRUZ – General rural zone and relevant district-wide chapters; (b) Land Use – Building in the GRZ – General residential zone and relevant district-wide chapters except: <ul style="list-style-type: none"> (i) Rule GRUZ-S1 (Number of dwellings) does not apply; (ii) Rule GRUZ-S2 (Minor Dwellings) does not apply; (iii) Rule NATC-R4 and NFL-R5 (Buildings and structures in Landscape and Natural Character Areas) does not apply; (iv) Rules GRUZ-S3 – GRUZ-S7 (Building Height) does not apply; (v) Rule GRUZ-S9 (Building Coverage) does not apply; (c) Building height does not exceed 7.5m in any of the following areas: <ul style="list-style-type: none"> (i) Outstanding Natural Landscape; (ii) Outstanding Natural Feature; (iii) Outstanding Natural Character Area of the coastal environment; (iv) High Natural Character Area of the coastal environment; (d) A Concept Management Plan is provided, with either: 	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(i) A Licence to Occupy at the time of lodgement of the building consent application where the land is vested in trustees whose authority is defined in a Trust Order and/or a Maaori Incorporation; or</p> <p>(ii) Where a Trust Order or Maaori Incorporation does not exist, one of the following instruments is provided to Council at the time of lodgement of the building consent application:</p> <p style="margin-left: 40px;">(1) A lease; or</p> <p style="margin-left: 40px;">(2) An Occupation Order of the Māori Land Court.</p>	
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GRUZ-R2 Cultural event on Maaori Freehold Land containing a Marae Complex	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>Nil</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

GRUZ-R3 A home occupation	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) It is wholly contained within a building;</p> <p>(b) The storage of materials or machinery associated with the home occupation is wholly contained within a building;</p> <p>(c) No more than 2 people who are not permanent residents of the site are employed at any one time;</p> <p>(d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:30am and before 7:00pm on any day;</p> <p>(e) Machinery may be operated after 7:30am and up to 9pm on any day.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

GRUZ-R4 Meremere Dragway Activity	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Land Use – Effects in the GRUZ – General rural zone and relevant district-wide chapters; and</p> <p>(b) Land Use – Building in the GRUZ – General rural zone and relevant district-wide chapters.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

GRUZ-R5 Afforestation not in an Outstanding Landscape Area	
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(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a
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GRUZ-R6 Farming	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

GRUZ-R7 Forestry	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

GRUZ-R8 Produce stall	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

GRUZ-R9 Home stay	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

GRUZ-R10 Equestrian Centre	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

GRUZ-R11 Horse Training Centre	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

GRUZ-R12 Intensive Farming	
(1) Activity status: RDIS Activity-specific conditions: (a) Intensive Farming that meets all of the following conditions: (i) Land Use – Effects in the GRUZ – General rural zone and relevant district-wide chapters (ii) Land Use – Building in the GRUZ – General rural zone and relevant district-wide chapters	(2) Activity status where compliance not achieved: DIS

<p>(iii) Building coverage does not exceed 3% of the site:</p> <p>(1) Rule GRUZ-S9 (Building Coverage) does not apply;</p> <p>(iv) Building height does not exceed 15m;</p> <p>(1) Rules GRUZ-S3 – GRUZ-S7 (Building Height) does not apply;</p> <p>(b) It is not located in:</p> <p>(i) An Outstanding Natural Feature;</p> <p>(ii) An Outstanding Natural Landscape;</p> <p>(iii) A Significant Amenity Landscape;</p> <p>(iv) An Outstanding Natural Character Area; or</p> <p>(v) A High Natural Character Area</p> <p>(c) For pig farming, buildings and adjacent yard areas 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, LLRZ – Large lot residential zone Village or RLZ – Rural lifestyle zone Country Living:</p> <p>(1) 1200 metres (500 or less pigs); or</p> <p>(2) 2000 metres (more than 500 pigs);</p> <p>(d) For free-range poultry farming, buildings and outdoor enclosures are set back at least:</p> <p>(i) 100 metres from any site boundary; and</p> <p>(ii) 500 metres from any boundary of a GRZ – General residential zone, LLRZ – Large lot residential zone Village or RLZ – Rural lifestyle zone Country Living;</p> <p>(e) For housed poultry and all other intensive farming, buildings and adjacent yard areas are set back at least:</p> <p>(i) 300 metres from any site boundary; and</p> <p>(ii) 500 metres from any boundary of a GRZ – General residential zone, LLRZ – Large lot residential zone Village or RLZ – Rural lifestyle zone Country Living.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(f) traffic effects;</p>	
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<p>(g) effects on amenity values, including odour, visual impact, landscaping;</p> <p>(h) location, type and scale of development; and</p> <p>(i) noise effects.</p>	
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GRUZ-R13	Rural industry
<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions: Nil</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) effects on rural character and amenity,</p> <p>(b) location, type and scale of development;</p> <p>(c) waste disposal;</p> <p>(d) nuisance effects including: light spill and glare, odour, dust, noise;</p> <p>(e) traffic effects.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

GRUZ-R14	Any permitted activity that does not comply with Land use – effects standards, Land use – building standards in the GRUZ – General Rural zone unless the activity is specified as a controlled, restricted discretionary or non-complying activity
(1) Activity status: DIS	

GRUZ-R15	A waste management facility
(1) Activity status: DIS	

GRUZ-R16	Hazardous waste storage, processing or disposal.
(1) Activity status: DIS	

GRUZ-R17	An education facility
(1) Activity status: DIS	

GRUZ-R18	A correctional facility
(1) Activity status: DIS	

GRUZ-R19	An extractive industry
(1) Activity status: DIS	

GRUZ-R20	A commercial activity, excluding a produce stall
(1) Activity status: DIS	

GRUZ-R21	An industrial activity
(I) Activity status: DIS	

GRUZ-R22	Travellers' accommodation for more than 5 people.
(I) Activity status: DIS	

GRUZ-R23	Motorised recreation activity
(I) Activity status: DIS	

GRUZ-R24	Transport depot
(I) Activity status: DIS	

GRUZ-R25	Place of assembly
(I) Activity status: DIS	

GRUZ-R26	Afforestation of any part of an Outstanding or Natural Character Area or High Natural Character Area.
(I) Activity status: DIS	

GRUZ-R27	A boarding, breeding or animal training establishment
(I) Activity status: DIS	

GRUZ-R28	Construction of a building located on an indicative road.
(I) Activity status: NC	

GRUZ-R29	Extractive industry
(I) Activity status: NC	
Activity-specific conditions:	
(a) An extractive industry located within all or part of any of the following:	
(i) Outstanding Natural Feature;	
(ii) Outstanding Natural Landscape;	
(iii) High Natural Character area; or	
(iv) Outstanding Natural Character Area.	

GRUZ-R30	Waste management facility
(I) Activity status: NC	
Activity-specific conditions:	
(a) A waste management facility located within all or part of any of the following:	
(i) Outstanding Natural Feature;	
(ii) Outstanding Natural Landscape;	
(iii) High Natural Character area; or	
(iv) Outstanding Natural Character Area.	

GRUZ-R31	Urban Expansion Area
(1) Activity status: NC	
Activity-specific conditions:	
(a) Within the Urban Expansion Area, the following activities:	
<ul style="list-style-type: none"> (i) intensive farming; (ii) storage, processing or disposal of hazardous waste; (iii) correctional facility; (iv) extractive industry; (v) industrial activity; (vi) motorised recreation activity; (vii) transport depot. 	

GRUZ-R32	Any other activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.
(1) Activity status: NC	

GRUZ-R33	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (refer to APP19 – Raglan Navigation Beacon).
(1) Activity status: PR	

Land use – building

GRUZ-S1	Number of dwellings within a lot
(1) Activity status: PER	(2) Activity status where compliance not achieved: DIS
Where:	
<ul style="list-style-type: none"> (a) One dwelling within a lot containing less than 40ha; (b) No more than two dwellings within a lot containing 40ha or more; (c) Any dwelling(s) under Rule GRUZ-S1(1)(a) and (b) must not be located within any: <ul style="list-style-type: none"> (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) Outstanding Natural Character Area; (iv) High Natural Character Area. 	

GRUZ-S2	Minor Dwelling
(1) Activity status: PER	(2) Activity status where compliance not achieved: DIS
Where:	
<ul style="list-style-type: none"> (a) One minor dwelling not exceeding 70m² gross floor area within a lot. (b) Where there is an existing dwelling located within a lot: 	

<ul style="list-style-type: none"> (i) The minor dwelling must be located within 20m of the dwelling; (ii) The minor dwelling must share a single driveway access with the existing dwelling. 	
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GRUZ-S3	Height - Building general
(1) Activity status: PER Where: (a) The maximum height of any building must not exceed 10m.	(2) Activity status where compliance not achieved: DIS

GRUZ-S4	Height - Building general
(1) Activity status: PER Where: (a) The height of any dwelling or building must not exceed 7.5m in a Significant Amenity Landscape.	(2) Activity status where compliance not achieved: DIS

GRUZ-S5	Height – Frost fans
Activity status: PER Where: (a) The height of the support structure for a frost fan must not exceed 10.5m; and (b) The fan blades must not rotate higher than 13.5m.	(2) Activity status where compliance not achieved: DIS

GRUZ-S6	Height - Buildings, structures and vegetation within an airport obstacle limitation surface
(1) Activity status: PER Where: (a) A building, structure or vegetation must not protrude through any Airport Obstacle Limitation Surface as shown on the planning maps.	(2) Activity status where compliance not achieved: NC

GRUZ-S7	Height – Buildings, structures and vegetation in a battlefield view shaft
(1) Activity status: PER Where: (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.	(2) Activity status where compliance not achieved: DIS

GRUZ-S8	Daylight admission
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<p>(1) Activity status: PER Where: (a) A building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Height of building; (b) Design and location of the building; (c) Admission of daylight and sunlight to the site and other site; (d) Privacy on other site; (e) Amenity values of the locality.</p>
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GRUZ-S9 Building coverage	
<p>(1) Activity status: PER Where: (a) The total building coverage must not exceed the larger of: (i) 2% of the site area; or (ii) 500m².</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

GRUZ-S10 Building setbacks – All boundaries	
<p>(1) Activity status: PER Where: (a) A habitable building located on a site less than 1.6ha must be set back a minimum of: (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; (iii) 25m from the boundary of an adjoining site that is 6ha or more; (iv) 12m from the boundary of an adjoining site that is less than 6ha.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) amenity values; (b) effects on traffic.</p>

GRUZ-S11 Building setbacks – All boundaries	
<p>(1) Activity status: PER Where: (a) A non-habitable building located on a Record of Title less than 1.6ha must be set back a minimum of: (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; (iii) 12m from every boundary other than a road boundary.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) amenity values; (b) effects on traffic.</p>

GRUZ-S12 Building setbacks – All boundaries	
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<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) 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"> (i) 12m from the road boundary; (ii) 22m from the centre line of an indicative road; (iii) 25m from every boundary other than a road boundary. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) amenity values; (b) effects on traffic.
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GRUZ-SI3 Building setbacks – All boundaries	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A non-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"> (i) 12m from the road boundary; (ii) 22m from the centre line of an indicative road; (iii) 12m from every boundary other than a road boundary. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) amenity values; (b) effects on traffic.

GRUZ-SI4 Building setback - sensitive land use	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building for a sensitive land use must be set back a minimum of:</p> <ul style="list-style-type: none"> (i) 5m from the designated boundary of the railway corridor; (ii) 15m from a national route or regional arterial road; (iii) 35m from the designated boundary of the Waikato Expressway; (iv) 200m from an Aggregate Extraction Area containing a sand resource; (v) 500m from an Aggregate Extraction Area containing a rock resource; (vi) 100m from a site in the Tamahere Commercial Areas A and C; (vii) 300m from the boundary of another site containing an intensive farming activity; (viii) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site; 	<p>(2) Activity status where compliance not achieved: DIS</p>

(ix) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed.	
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GRUZ-S15 Building setback – water bodies	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building must be set back a minimum of:</p> <p>(i) 32m from the margin of any;</p> <p style="padding-left: 40px;">(1) Lake; and</p> <p style="padding-left: 40px;">(2) Wetland;</p> <p>(ii) 23m from the bank of any river (other than the Waikato River and Waipa River);</p> <p>(iii) 28m from the banks of the Waikato River and Waipa River; and</p> <p>(iv) 23m from mean high water springs.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

GRUZ-S16 Building setback – water bodies	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A public amenity of up to 25m², and a pump shed within any building setback identified in Rule GRUZ-S15(1)(a).</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

GRUZ-S17 Building setback – Environmental Protection Area	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building must be set back a minimum of 3m from an Environmental Protection Area identified on the planning maps.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>