

GENERAL RURAL - GRUZ

Overview and Purpose

The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this *land* resource underpins the economic and social wellbeing of the District.

The General Rural Zone includes outstanding natural landscapes, *significant natural areas*, and the *general environment* is of significance to Ngāi Tahu. The General Rural Zone is predominantly characterised by its pastoral character, open space, planting and limited built form. The *rural area* is influenced by a range of *primary production* activities, including the initial processing of commodities such as on-site sawmills. The General Rural Zone also lends itself to *rural industry* activities that are associated with *primary production*, such as contractors *yards* required for rural *earthworks*. The character and qualities comprise a working *environment* where rural activities generate *noise*, odour and traffic.

Rural activities in the District are supported by the District's extensive coverage of high class soils, and these high class soils need to be protected from inappropriate *land* use and *subdivision*.

Rural lifestyle, settlements and urban expansion is not promoted in the General Rural Zone to avoid un-coordinated development and fragmentation of the rural resource. Fragmentation of the rural resource will impact high class soils and rural productivity.

The *rural area* supports a range of activities that rely on the *land* resource. This includes *quarrying*, mining and *renewable electricity generating activities*. Small scale industrial and *commercial activities* associated with rural activities, such as *earthworks* contractors *yards* and plant nurseries, also rely on the rural *land* resource. The General Rural Zone objectives, policies and rules provide the framework for managing the *effects* of these non-rural activities as they have the potential to have significant adverse *effects* on *water* quality and the life supporting capacity of soils; as well as cultural, landscape, and rural character and *amenity values*, if not appropriately managed.

Non-rural activities that are incompatible with the *rural environment* and may cause *reverse sensitivity effects*, such as urban development and larger scale *industrial activity*, are discouraged, and are sought to be located in other zones; or where appropriate, the Rural Industry Precinct.

Rural Industry Precinct (PREC13)

A Rural Industry Precinct (PREC13) applies to land south of Mātaura which has been identified as suitable for larger scale rural industry activities that support, service or are dependent on primary production. Desktop Geotechnical surveys indicate the presence of historic mines in this area which may affect land stability and constrain development opportunities. However, future activities are encouraged to develop on land outside the areas identified as potentially

PROPOSED DISTRICT PLAN PROVISIONS

unstable whilst integrating ponds and land instability areas for green infrastructure and landscape buffers. The permitted larger scale rural industry activities will support the purpose of the General Rural Zone and provide for the economic wellbeing of the District.

This chapter contains objectives, policies, and rules which apply specifically to the Rural Industry Precinct in addition to the provisions of the underlying General Rural Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Objectives

- GRUZ-O1 Recognise the importance of *primary production* and *rural industry* to the social and economic wellbeing of the District.
- GRUZ-O2 The character and qualities of the General Rural zone comprise:
1. a variety of *primary production* activities; and
 2. a very low degree of built form, well setback from other properties and *roads*; and
 3. high levels of open space and open pasture or crops; and
 4. high levels of rural amenity from adjacent *sites*.
- GRUZ-O3 Non-*primary production* activities that support *primary production* or rely on a rural location are provided for, while managing the nature, scale and location of such activities.
- GRUZ-O4 The purpose and predominant character of the General Rural Zone is not compromised by non-rural activities.
- GRUZ-O5 The value and long-term benefits of using *highly productive land* for *primary production* is recognised and the availability of *highly productive land* for *primary production* for future generations is protected.
- GRUZ-PREC13-O1 The Rural Industry Precinct enables larger scale rural industry which support, service or depend on primary production and provide for the economic wellbeing of the community.

Policies

- GRUZ-P1 Enable existing and future *primary production*.
- GRUZ-P2 Enable *rural industry* activities whilst preserving rural character, rural amenity, underlying Ngāi Tahu relationships with the natural *environment*, and productive capacity of the rural zone by limiting the nature, scale and location of such activities.

PROPOSED DISTRICT PLAN PROVISIONS

- GRUZ-P3 Recognise the benefits of forestry and *woodlots* for carbon sequestering.
- GRUZ-P4 Recognise the benefits of conservation, pest management, increasing *biodiversity*, riparian planting, and fencing erosion prone areas.
- GRUZ-P5 Recognise the benefits of *quarrying* and mining activities on the local economy and supporting associated industries through enabling small scale quarries and mines.
- GRUZ-P6 Manage the environmental and cultural *effects* of *quarrying* and *mining* and avoid *quarrying* and *mining* activities that result in adverse cultural or environmental *effects* that cannot be avoided, mitigated or offset.
- GRUZ-P7 Enable *agriculture aviation activities*, and *rural airstrips* to support *primary production* and conservation activities, whilst managing the noise *effects* through controlling the location of airstrips and scale of their use.
- GRUZ-P8 Enable *residential activity* where it:
1. does not compromise rural production; and
 2. is of a scale and location that does not compromise the rural character from any property or *public place*; and
 3. can be suitably serviced, including provision for telecommunications; and
 4. does not amount to rural lifestyle or urban development; and
 5. *reverse sensitivity effects* on and of adjacent land uses are appropriately avoided or mitigated.
- GRUZ-P9 Provide for small scale *industrial activity*, *commercial activity*, and other non-rural activities, where it can be demonstrated that:
1. the activity has a genuine link with the rural *land* or *water* resource, *primary production* activities, or recreation activities associated with resources located within the General Rural Zone; and
 2. the activity is compatible with the character, *amenity values*, qualities and purpose of the General Rural Zone; and
 3. the *site* design, layout and scale of the activity is compatible with the character and qualities of the zone; and
 4. the activity will not adversely impact the safe and efficient operation of the *road* network, and there is suitable loading, manoeuvring and *access* provided on-site; and
 5. there is adequate *infrastructure* available to service the activity, including on-site servicing where reticulated services are not available; and
 6. areas of *indigenous vegetation* are retained where practicable; and
 7. the activity does not constrain the establishment of activities otherwise anticipated within the General Rural Zone; and
 8. the *effects* of *light spill* are avoided or mitigated; and

PROPOSED DISTRICT PLAN PROVISIONS

9. there are measures to internalise *effects* and avoid conflict and potential *reverse sensitivity effects* on activities anticipated in the Zone, including *primary production* and ancillary *residential activity*.

- GRUZ-P10 Protect *highly productive land* from irreversible loss from inappropriate *subdivision*, use and development, including by:
1. avoiding *subdivision* and *land* fragmentation below the minimum densities that compromises the use of *highly productive land* for *primary production*;
 2. avoiding uncoordinated urban expansion on *highly productive land* that has not been subject to a strategic planning process; and
 3. avoiding and mitigating *reverse sensitivity effects* from sensitive and incompatible activities within and adjacent to *highly productive land*.
- GRUZ-P11 Avoid activities that are incompatible with the character, qualities and purpose of the General Rural Zone, unless there is an operational or functional need for it to be located in the General Rural zone.
- GRUZ-P12 Require activities and development to maintain rural character, rural amenity and the underlying Ngāi Tahu relationships with the natural *environment* by:
1. ensuring that *buildings* and *structures* are of a scale and *height* which is compatible with the rural character and amenity of the zone; and
 2. requiring appropriate *setbacks* to waterways to maintain and enhance *amenity values* and natural character.
- GRUZ-P13 Recognise that Regionally Significant *Infrastructure* might be best located in the General Rural Zone, except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, *Significant Natural Area*, *Natural Hazard* risk or Site of Significance to Māori.
- GRUZ-P14 Enable the use of *reserve land* where the activity and / or development is consistent with the relevant Reserve Management Plan.
- GRUZ-PREC13-P1 Enable the establishment of larger scale rural industry activities within the Rural Industry Precinct where:
1. direct access from the State Highway 1 is avoided; and
 2. green infrastructure is adopted for the management of water supply, stormwater management and wastewater treatment and disposal; and
 3. activities are designed and located to avoid natural hazards unless the effects are mitigated and areas of potential subsidence may be used for buffers or infrastructure; and
 4. landscaping buffers, green corridors and existing features are utilised to mitigate adverse effects on amenity values from larger buildings, parking areas and outside storage areas.

PROPOSED DISTRICT PLAN PROVISIONS

Notes

Note 1 Provisions in Other Chapters

The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Note 2 Other legislation

- The provisions of the National Environmental Standard for *Plantation Forestry* which apply for forestry activities and permits both *plantation forestry* and harvesting except in certain circumstances such as where District Plan have more restrictive rules on Forestry on Outstanding Natural Landscapes, Outstanding Natural Features or *Significant Natural Areas*. In those circumstances resource consent will be required from the Gore District Council.
- The provisions of the National Environment Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity *sites* held by the Gore District Council.
- The provisions of regional plans prepared by Environment Southland. This includes the taking, use and *discharge* of *water*, the *discharge* of *contaminants* to *land*, *water* or air and the erection of *structures* in riverbeds. In certain circumstances resource consent or permits will be required from Environment Southland.

PROPOSED DISTRICT PLAN PROVISIONS

Rules

GRUZ-R1 <i>Primary Production (including Intensive Indoor Primary Production)</i>		
All areas	Activity Status: Permitted	Activity status where compliance is not achieved:
	Where: - Any new or extended <i>building, structure</i> and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. Except that: - This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. - This rule does not apply to Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1.	Restricted Discretionary Matters of discretion: The matters of discretion of any infringed standard
GRUZ-R2 <i>Prospecting for and Mining Minerals</i>		
All areas excluding <i>Historic Heritage sites, Significant Natural Areas, Outstanding Natural Landscapes and Outstanding</i>	Activity status: Permitted	Activity status where compliance is not achieved:
	Where: - The prospecting or <i>mining</i> activity has a total area of extraction open at any one time that does not exceed 2,500m²; and - The activity is not located on <i>Highly Productive Land</i>; and - The activity is set back: 500 metres from a <i>sensitive activity</i> or a zone <i>boundary</i> except with the General Industrial Zone.	Discretionary

PROPOSED DISTRICT PLAN PROVISIONS

Natural Features

- (b) 100m from any side or rear *boundary*
- (c) 50m from any *road boundary*; and
- 4. The area is progressively stabilised, filled or recontoured; and
- 5. Any new *building* or *structure* and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7.

GRUZ-R3

Quarrying Activities

All areas excluding *Historic Heritage sites, Significant Natural Areas, Outstanding Natural Landscapes and Outstanding Natural Features*

Activity status: Permitted

Where:

1. The *quarrying activity* is in relation to a *Farm Quarry* where:
 - (a) the total area of extraction open at any one time does not exceed 1,500 m²; and
 - (b) the activity is set back 100m from a *sensitive activity*; or
2. The *quarrying activity* has a total area of extraction open at any one time that does not exceed 2,500 m² and is set back:
 - (a) 500 metres from a *sensitive activity* or a *zone boundary* except with the General Industrial Zone
 - (b) 100m from any side or rear *boundary*
 - (c) 50m from any *road boundary*; and
3. The activity is not located on *Highly Productive Land*; and

Activity status where compliance is not achieved:

Restricted Discretionary

Matters of discretion:

1. Location and scale of the activity.
2. The timing and duration of the activity.
3. Sediment and erosion *effects* and management.
4. *Effects* on ground stability.
5. The effects on rural character and *amenity values* of the surrounding *environment*.
6. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these effects.
7. Services.
8. Safety and suitability of *access* and *effects* on the *transport network* from additional traffic generation.

PROPOSED DISTRICT PLAN PROVISIONS

4. The area is progressively stabilised, filled or recontoured; and
5. Any new *building* or *structure* and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7.

9. Protection of *Highly Productive Land*.
10. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.
11. The matters of discretion of any infringed standard.

GRUZ-R4 *Rural Industry*

All areas
except PREC13
Rural Industry
Precinct

Activity status: Permitted

Where:

1. Any new *building*, *structure* and activity complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.
2. There are no more than 20 customers coming to *site* on any day.
3. The activity is set back 100m from any side or rear *boundary*.
4. The activity is *setback* 10m from any *road boundary*.
5. There are a maximum of 12 staff working on-site at any point in time.
6. The activity is over an area no greater than 1000m².

Activity status where compliance is not achieved with:

GRUZ-R4(1) to GRUZ-R4(6): Restricted Discretionary

Matters of discretion:

1. Location and scale of the activity.
2. The *effects* on rural character and *amenity values* of the surrounding environment.
3. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects*.
4. Services.
5. Safety and suitability of *access* and *effects* on the *transport network* from additional traffic generation.
6. Protection of *Highly Productive Land*, and prioritisation of protecting land characterised as *LUC 1* and *LUC 2* soils.
7. The matters of discretion of any infringed standard.

PROPOSED DISTRICT PLAN PROVISIONS

PREC13 Rural Industry Precinct

Activity status: Controlled

Where:

7. There is no direct *access* to or from State Highway 1; and
8. The activity is not a *significant hazardous facility*; and
9. Any new or extended *buildings* or *structures* complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.

Matters of control:

1. The location and layout of the activity.
2. The ability to mitigate adverse effects through the use of the sites natural contours, topography and existing landscape features.
3. The ability to mitigate adverse effects through landscaping buffers and setbacks.
4. Servicing of activities including the use of green infrastructure
5. The ability to utilise and / or avoid areas of potential land subsidence.
6. Mitigation of natural hazards
7. The safety and suitability of the *access* and *effects* on the *transport network*.

Activity status where compliance is not achieved with:

GRUZ-R4(7): Restricted Discretionary.

Matters of discretion:

1. Matters of Control 1 to 7 for GRUZ-R4 PREC13 Rural Industry Precinct.
2. Proximity to other vehicle *access* crossings.

GRUZ-R4(8): Discretionary

GRUZ-R4(9): Restricted Discretionary

Matters of Discretion:

1. The matters of discretion of any infringed standard.

PROPOSED DISTRICT PLAN PROVISIONS

GRUZ-R5	Woodlot	
All areas	Activity status: Permitted Where: 1. The activity is the establishment of a new, or expansion of an existing <i>woodlot</i> .	Activity status where compliance is not achieved: N/A
GRUZ-R6	Conservation Activity	
All areas	Activity status: Permitted Where: 1. The activity is the establishment of a new, or expansion of an existing <i>conservation activity</i> .	Activity status where compliance is not achieved: N/A
GRUZ-R7	Residential Activity	
All areas except PREC13 Rural Industry Precinct	Activity status: Permitted Where: 1. For <i>residential units</i> and <i>minor residential units</i> , standard GRUZ-S1 Density is met; and 2. Any new <i>building</i> , addition, or external alteration and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For <i>minor residential units</i> , the maximum floor area shall be 80m ² ; and 4. The <i>residential unit</i> is connected to telecommunications services (whether hardwired or wireless).	Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(3): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): Non-Complying GRUZ-R7(4): Restricted Discretionary

PROPOSED DISTRICT PLAN PROVISIONS

		Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed <i>residential unit</i>. 2. The <i>functional need</i> to having a <i>residential unit</i> in a location without access to telecommunication and whether there are suitable alternative locations for a <i>residential unit</i> on <i>site</i>.
PREC13 Rural Industry Precinct	Activity status: Restricted Discretionary Where: 5. There is no more than one <i>residential unit</i> and one <i>minor residential unit</i> per site; and 6. Any new <i>building</i>, addition, or external alteration and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. Matters of Discretion: 1. Whether the presence of a residential activity would restrict future opportunities for <i>rural industry</i> activities. 2. The effects on Rural character and <i>amenity values</i> of the surrounding environment and from adjacent properties. 3. Any potential <i>reverse sensitivity effects</i> and/or conflict with existing activities, and the ability to mitigate these <i>effects</i>. 4. Services.	Activity status where compliance is not achieved with: GRUZ-R7(5): Non-Complying GRUZ-R7(6): Discretionary

PROPOSED DISTRICT PLAN PROVISIONS

5. Access and traffic generation.
6. Impact of development on rural productivity.
7. Whether development is in high class soils and impacts of the loss on high class soils.

GRUZ-R8 *Industrial Activities (Including Light Industrial Activities)*

All areas

Activity status: Permitted

Where:

1. The activity is a contractor yard, or the activity involves the manufacturing of primary produce produced on *site* (excluding activities that are defined as *rural industry*); and
2. The activity has no customers coming to *site*; and
3. The activity is set back at least 100m from any side or rear *boundary*; and
4. The activity is *setback* at least 50m from any *road boundary*; and
5. The activity has a maximum of 12 staff that work on-*site* at any one time; and
6. The activity is no greater than 500m²; and
7. Any new or extended *building, structure* and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.

Activity status where compliance is not achieved with:

GRUZ-R8(1) to GRUZ-R8(6): Discretionary

GRUZ-R8(7): Restricted Discretionary

Matters of discretion:

The matters of discretion of any infringed standard.

PROPOSED DISTRICT PLAN PROVISIONS

GRUZ-R9 <i>Commercial Activities</i>		
All areas	Activity status: Permitted	Activity status where compliance is not achieved with:
	Where: - The activity is a: - Vet Clinic, or - plant nursery, or - sale of on-site produce, or <i>Animal Boarding Activity</i>; and - Hours of operation for people visiting the <i>site</i> are between 0700 and 1900; and - A maximum of 12 staff are on-site at any one time; and - Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.	GRUZ-R9(1) to GRUZ-R9(3): Discretionary GRUZ-R9(4): Restricted Discretionary Matters of discretion: The matters of discretion of any infringed standard.
GRUZ-R10 <i>Education Facilities</i>		
All areas except PREC13 Rural Industry Precinct.	Activity Status: Permitted Where: The activity is a rural based <i>education facility</i> centred on agriculture sector training; and	Activity status where compliance is not achieved with: GRUZ-R10(1) to GRUZ-R10(3): Discretionary

PROPOSED DISTRICT PLAN PROVISIONS

	2. Hours of operation are between 0700 and 1900; and 3. A maximum of 12 people (staff and students) on <i>site</i> at any one time; and 4. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.	GRUZ-R10(4): Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard.
GRUZ-R11	<i>Homestay</i>	
All areas except PREC13 Rural Industry Precinct	Activity status: Permitted Where: 1. The activity is undertaken in a <i>residential unit</i> (inclusive of <i>minor residential unit</i>); and 2. The maximum occupancy does not exceed 5 persons.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The location, nature and scale of the activities. 2. The management of <i>noise</i>, rubbish, recycling and outdoor activities. 3. The keeping of records of <i>homestay</i> use and availability of records for council inspection.
GRUZ-R12	<i>Home Business</i>	
All areas	Activity status: Permitted Where: 1. Must occupy no more than 100m² of the <i>gross floor area</i> of the <i>buildings</i> on the <i>site</i>; and	Activity status where compliance is not achieved: Discretionary

PROPOSED DISTRICT PLAN PROVISIONS

2. There shall be no more than 12 people on *site* at any time associated with the *home business*; and
3. Hours of operation are limited to between the hours 0700 and 1900; and
4. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900.

GRUZ-R13 *Rural Commercial Recreation Activity*

**All areas
except PREC13
Rural Industry
Precinct**

Activity Status: Permitted

Where:

1. The activity is undertaken on *land*, outdoors; and
2. The activity does not involve more than 12 persons in any one group; and
3. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.

Activity status where compliance is not achieved:

Discretionary

GRUZ-R14 *Equestrian Facilities*

All areas

Activity Status: Permitted

Where:

1. *Buildings* are limited to barns and stables for horses; and

Activity status where compliance is not achieved:

Discretionary

PROPOSED DISTRICT PLAN PROVISIONS

2. The activity does not involve more than 12 persons using the facility at any one time; and
3. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.

GRUZ-R15

Use of *Reserve Land*

All areas

Activity status: Permitted

1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.

Activity status where compliance is not achieved:

Discretionary

GRUZ-R16

Agriculture Aviation Activity

All areas

Activity Status: Permitted

Where:

1. The take-off and landings are to and from a *rural airstrip* or *helicopter landing area* which complies with General Rural Zone standard GRUZ-S9.
2. The activity complies with NOISE-R8 (Noise from the take-off and landing of *aircraft* and helicopters used for *agricultural aviation*).

Activity status where compliance not achieved:

Discretionary

PROPOSED DISTRICT PLAN PROVISIONS

GRUZ-R17	<i>Visitor Accommodation</i>	
GRUZ-R18	<i>Sensitive Activity</i>	
All areas	GRUZ-R18 to GRUZ-R19 Activity status: Discretionary Where: 1. Any sensitive activity located within the Water Supply Treatment Facility Buffer Area.	Activity status where compliance is not achieved: N/A
GRUZ-R19	<i>Emergency Service Facility</i>	
All areas	Activity status: Discretionary	Activity status where compliance is not achieved: N/A
GRUZ-R20	All other activities	
All areas	Activity status: Non-complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	Activity status where compliance is not achieved: N/A

PROPOSED DISTRICT PLAN PROVISIONS

Standards

GRUZ-S1	Density	
All areas except PREC13 Rural Industry Precinct	1. There shall be no more than one <i>residential unit</i> per 40 hectares; and 2. For <i>sites</i> under 40 hectare, no more than one <i>residential unit</i> per <i>site</i>; and 3. There shall be a maximum density of one <i>minor residential unit</i> per site	Activity status where compliance is not achieved: Restricted Discretionary Where: 4. There is a minimum density of 8ha per residential unit. Matters of discretion: 1. The necessity of the additional <i>residential unit</i> or <i>minor residential unit</i> to support <i>primary production</i>. 2. The effects on rural character and <i>amenity values</i> of the surrounding environment and from adjacent properties. 3. Any potential <i>reverse sensitivity effects</i> and/or conflict with existing activities, and the ability to mitigate these <i>effects</i>. 4. Services. 5. <i>Access</i> and traffic generation. 6. Impact of development on rural productivity. 7. Whether development is on <i>LUC 1, 2 or 3 soils</i> and impacts of the loss of <i>highly productive land</i>. Activity status where compliance is not achieved with GRUZ-S1(4): Non-Complying

PROPOSED DISTRICT PLAN PROVISIONS

GRUZ-S2	Building Coverage	
All areas except PREC13 Rural Industry Precinct	1. The maximum <i>building coverage</i> shall not exceed 1.5 percent per <i>site</i>.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse <i>effects</i> on the rural character. 2. The adverse <i>effects</i> on <i>amenity values</i> of adjoining <i>sites</i>, including outlook, privacy, shading, dominance and sense of openness. 3. Whether the <i>building</i> is located on high class soils. 4. The reason for the additional <i>building coverage</i>. 5. <i>Noise</i> and odour from housing animals.
PREC13 Rural Industry Precinct	2. The maximum <i>building coverage</i> shall not exceed 5 percent per <i>site</i> where the building is used for a <i>rural industry</i> activity. 3. The maximum <i>building coverage</i> shall not exceed 1.5 percent per <i>site</i> for any other activity.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse <i>effects</i> on the rural character taking account of the purpose of the Rural Industry Precinct. 2. The adverse <i>effects</i> on <i>amenity values</i> of adjoining <i>sites</i>, including outlook, privacy, shading, dominance and sense of openness. 3. Whether the <i>building</i> is located on high class soils. 4. The reason for the additional <i>building coverage</i>.

PROPOSED DISTRICT PLAN PROVISIONS

GRUZ-S3	Building Size	
All areas	- Any <i>building</i> for <i>primary production</i> must not exceed 3000m². - Any building for a rural industry activity in the Rural Industry Precinct must not exceed 10,000m². - Any <i>building</i> for any other activity must not exceed 500m².	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: - The adverse <i>effects</i> on the rural character. - The adverse <i>effects</i> on <i>amenity values</i> of adjoining <i>sites</i>, including outlook, privacy, shading, dominance and sense of openness. - The adverse <i>effects</i> on Ngāi Tahu cultural values including those listed in MW-2.3. - Whether the <i>building</i> is located on high class soils. - The reason for the additional <i>building</i> size. <i>Noise</i> and odour from housing animals.

PROPOSED DISTRICT PLAN PROVISIONS

GRUZ-S4	<i>Setback to Side and Rear Boundaries</i>	
All areas	Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback 200m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse <i>effects</i> on rural character 2. The adverse <i>effects</i> on <i>amenity values</i> of adjoining <i>sites</i>, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which <i>buildings</i> are set back on the adjoining <i>sites</i> and the use of the intervening space 4. The reasons for the reduced <i>setback</i> 5. <i>Noise</i> and odour from housing animals 6. <i>Reverse Sensitivity effects</i>

PROPOSED DISTRICT PLAN PROVISIONS

GRUZ-S5	<i>Setback to Road Boundaries</i>	
All areas	Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) 100m from the boundary of an <i>Interregional Connector road</i> (state highway); (b) 40m from the boundary of a <i>Rural Connector road</i>; (c) 30m from the <i>road boundary</i> of an unsealed road; and (d) 10m from the <i>boundary</i> of a sealed road. 2. Buildings that house animals are setback 30m; 3. Building for the sale of on-site produce are setback 5m; 4. Stockyards and loading ramps are not required to be setback; and/or 5. All other buildings and structures, except fences, are setback 15m.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Adverse character and amenity <i>effects</i> of the locality, including views from the <i>road</i> 2. Adverse character and amenity <i>effects</i> on nearby <i>sites</i>, including outlook, privacy, shading and sense of openness 3. Compatibility with the surrounding <i>environment</i> 4. The safety and efficiency of the <i>road</i> network 5. The extent acoustic insulation manages reverse sensitivity effects 6. The reasons for the reduced <i>setback</i> 7. In relation to GRUZ-S5(1)(c) the matter of discretion for standard GRUZ-S6.
GRUZ-S6	<i>Sensitive activities near gravel roads</i>	
All areas	1. <i>Buildings</i>, other than <i>accessory buildings</i>, used by <i>sensitive activities</i> are located more than 30 metres from a gravel <i>road</i>.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Action that can be taken to alleviate any <i>dust</i> nuisance that may arise from the proximity to the gravel <i>road</i>, including landscaping

PROPOSED DISTRICT PLAN PROVISIONS

GRUZ-S7	Setbacks from stream and river	
All activities	1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Whether there is a <i>functional need</i> for the <i>building or structure</i> to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and <i>sedimentation control measures</i>. 3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous <i>biodiversity</i> and /or habitats. 4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW.2.3. 6. The effects on public and customary access to the stream or <i>river</i>. 7. The potential for flooding and to create new or exacerbate existing <i>natural hazards</i>, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other <i>sites</i>.

PROPOSED DISTRICT PLAN PROVISIONS

GRUZ-S8	Height	
All areas except PREC13 Rural Industry Precinct	1. The maximum <i>height</i> of any <i>building</i> or <i>structure</i> shall be 12m above ground level. <i>Note: rule TRANS-R3 also applies to height of Buildings, other structures and trees within airfield approach vectors.</i>	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook, dominance and sense of openness. 2. The <i>effects</i> on the character and <i>amenity values</i> of the surrounding <i>environment</i> and sense of openness. 3. Impacts on views of The Mataura Falls, Hokonui Hills, and/or Tutarau. 4. Whether the <i>structure</i> can be more appropriately located or reduced in <i>height</i> to minimise adverse visual amenity <i>effects</i>. 5. The reason for the increase in <i>height</i>.
PREC13 Rural Industry Precinct	2. The maximum height of any building or structure shall be 15m above ground level. <i>Note: rule TRANS-R3 also applies to height of Buildings, other structures and trees within airfield approach vectors.</i>	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance. 2. The <i>effects</i> on the character and <i>amenity values</i> of the surrounding <i>environment</i> and streetscape. 3. Whether the <i>structure</i> can be more appropriately located to minimise adverse visual amenity <i>effects</i>. 4. The reason for the increase in <i>height</i>.

PROPOSED DISTRICT PLAN PROVISIONS

GRUZ-S9

Rural Airstrips and Helicopter Landing Areas

**Agriculture
Aviation
Activity**

1. Any *rural airstrip* or *helicopter landing area* is separated by at least 500m from any *notional boundary* on a *site* not being serviced by the use of the *rural airstrip* or *helicopter landing area*; and
2. The flight path to the *helicopter landing area* is not within a horizontal distance of 250m of any *notional boundary* to a *noise sensitive activity*.

Activity status where compliance is not achieved:

Discretionary