Some provisions within this chapter are subject to appeal to the Environment Court. Provisions that are under appeal are identified by a red box around the provision and a footnote identifying the appellant. The appeal documentation, including the scope of the appeal and relief sought, is available on the Council's Appeals webpage on the Wairarapa Plan website.

GRUZ - General Rural Zone

The General Rural Zone encompasses the largest proportion of the rural area of the Wairarapa and is the largest zone by area. The General Rural Zone is characterised by open landscapes interspersed with *buildings* or *structures*. Typical land cover includes pasture, crops, vines, forestry, and indigenous vegetation. Character and amenity values of the zone include spaciousness, sparsely developed landscape, vegetation cover, and the presence of a productive farming environment and the visual, odour and noise effects associated with primary production activities.

The General Rural Zone consists of areas used predominantly for *primary production* activities, including *intensive primary production*. The Zone may also be used for a range of activities that support *primary production* activities, including associated *rural industry*, and other activities that require a rural location.

Rural land contained within the General Rural Zone is a significant resource due to the economic value of primary production activities to the Wairarapa, and the associated processing and service industries. This in turn contributes to the vitality of the urban environment of the Wairarapa.

The National Policy Statement for Highly Productive Land directs to protect *highly productive land* for use in *land-based primary production*. *Highly productive land* is situated throughout the General Rural Zone and is at threat of inappropriate land use, subdivision and development. Activities that are not land based primary production are to be carefully managed where they are located on *highly productive land* to ensure the *productive capacity* is protected.

Land surrounding Martinborough is also of particular significance due to the special characteristics of the soils which make it suitable for high value crops such as viticulture, orchards and olives, albeit some of this land is not identified as *highly productive land*. This land, identified on the planning maps as the Martinborough Soils Overlay, is vulnerable to inappropriate land use, subdivision and development due to its close proximity to an urban area. Activities on this land are to be managed to ensure the land can continue to be utilised for high producing crops.

The Wairarapa is increasingly seen as an attractive place to reside. Rural lifestyle living provides a residential choice for people wanting a lifestyle on larger *sites*, with the opportunity to carry out small scale productive activities in a rural setting. The Rural Lifestyle Zone provides opportunities for rural lifestyle living in the Wairarapa. The General Rural Zone provides for further opportunities for rural lifestyle living, in appropriate locations and to

an appropriate scale, insofar as it does not risk the loss and fragmentation of the rural character, productive land, and productive potential of the land within the Wairarapa.

Activities and developments typically associated with urban areas are not provided for in the General Rural Zone.

Activities undertaken in the General Rural Zone need to be managed in a way enables primary production activities, and preserves rural character and the *productive capacity* of land which is directed through this chapter. In addition, activities also must be undertaken in a way that maintains other significant values that are located within the General Rural Zone. These significant values are largely identified in the district-wide chapters, in particular the Natural Environment topics, which contain specific objective, policies, and rules to manage adverse effects on their values. In addition, the urban water supply protection area as shown in the District Plan Maps identifies a buffer surrounding the Masterton urban water supply. There are no objectives, policies, or rules in the District Plan to manage effects on this water supply; however, consideration should be given to the urban water supply protection area for any activity within close proximity in order to protect the water supply.

There may be a number of rules that apply to an activity, *building*, *structure*, or *site*. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

Objectives

GRUZ-O1	**Purpose of the General Rural Zone**
The General Rural Zone is used primarily for *primary production*, activities that support *primary production*, and other activities that have a *functional need* or *operational need* to be located within the General Rural Zone.	
GRUZ-O2	**Rural character**
The predominant character of the General Rural Zone are maintained and enhanced, which include: a. areas of viticulture, *horticulture*, crops, pasture, forestry (indigenous and plantation), and the presence of a large number of farmed animals; b. sparsely developed landscape with open space between *buildings* that are predominantly used for agricultural, pastoral and *horticultural activities* (e.g. barns and sheds), low density rural living (e.g. farmhouses, *seasonal worker accommodation*, and a small degree of rural lifestyle), and community activities (e.g. rural halls, domains, and educational facilities); c. a range of noises, smells, light overspill, and traffic, often on a cyclic and seasonal basis, generated from the production, manufacture, processing and/or transportation of raw materials predominately derived from *primary production* and *ancillary activities*; d. interspersed existing *rural industries, intensive primary production*, *quarrying activities*, and cleanfills; and	

e. the presence of *infrastructure, renewable electricity generation activities*, including rural roads, state highways, the National Grid and the on-*site* disposal of wastewater, and a general lack of urban *infrastructure*, such as street lighting, solid fences, and footpaths.

GRUZ-O3[1]	**Provision for primary production**
The productive land and resources of the General Rural Zone support a range of *primary production* oriented and resource dependent activities.	

GRUZ-O4	**Compatible activities**
Primary production activities are enabled, and other activities that have a *functional need* or *operational need* to be located within the General Rural Zone are provided for where they are not incompatible with *primary production* activities.	

GRUZ-O5	**Reverse sensitivity**
Sensitive activities are located and designed to avoid or mitigate reverse sensitivity effects and incompatibility with *primary production*, other land uses activities and key transport corridors in the General Rural Zone.	

GRUZ-O6	**Rural lifestyle**
a. Rural lifestyle subdivision and development is managed in a way that avoids further fragmentation of productive land and its *productive capacity* or potential. b. Opportunities for rural lifestyle subdivision and development in appropriate locations within the General Rural Zone is provided for, insofar as GRUZ-O6(a) is met.	

GRUZ-O7	**Protection of *highly productive land* and other land with special characteristics**
Land in the General Rural Zone is recognised and protected from inappropriate subdivision, use and development where: a. It is *highly productive land;* and b. It is land that utilises the finite combination of climate and soil characteristics which make it suitable for high value crops including viticulture, orchards and olives.	

[1] Federated Farmers

Policies

GRUZ-P1[2]	Compatible activities

a. Enable *primary production* activities that are compatible with the purpose, character, and amenity values of the General Rural Zone.

b. Provide for other activities that have a *functional need* or *operational need* to be located in the General Rural Zone that are not incompatible with *primary production*.

c. Provide for rural lifestyle development in appropriate locations where GRUZ-P1(a) and GRUZ-P1(b) are enabled or provided for.

GRUZ-P2	Incompatible activities

Avoid activities and development that:

a. are incompatible with the purpose, character, and amenity of the General Rural Zone;

b. will result in fragmentation of land and any loss to its *productive capacity*; or

c. will result in reverse sensitivity effects and/or conflict with permitted activities in the General Rural Zone including *primary production* and *ancillary activities*.

GRUZ-P3[3]	Rural character

Provide for subdivision, use, and development where it does not compromise the purpose, character, and amenity of the General Rural Zone, by:

a. enabling and promoting openness and predominance of vegetation;

b. enabling and promoting a productive working landscape;

c. enabling *primary production* and *ancillary activities*;

d. managing the location, scale and effects of other activities that have a *functional need* or *operational need* to be located in the General Rural Zone;

d. providing for varying forms, scale, and separation of *structures* associated with primary production activities;

e. managing the density and location of residential development;

f. ensuring allotments can be self-serviced;

g. retaining a clear delineation and contrast between the Wairarapa's rural areas and urban areas; and

[2] Federated Farmers
[3] Federated Farmers

h. avoiding, remedying, or mitigating reverse sensitivity effects.

GRUZ-P4	Avoid inappropriate subdivision

Avoid subdivision in the General Rural Zone that will result in *sites* that are of a size, scale, or location that is contrary to the anticipated purpose, character, and amenity values of the zone, by:

a. limiting small lot subdivision within the General Rural Zone to only areas where the soil resource is fragmented, is not located on any *highly productive land*, and it does not compromise the use of land for primary production activities; and

b. avoiding the cumulative effects associated with small lot subdivision on the *productive capacity* within the General Rural Zone.

GRUZ-P5	Quarrying activities

Recognise the local and regional benefits of aggregate extraction in the Wairarapa, and manage *quarrying activities* within the General Rural Zone by:

a. enabling *farm quarries;* and

b. providing for other *quarrying activities* where it can be demonstrated that:

i. the siting and scale of buildings, structures, machinery, vehicles, stored material, quarried areas, cut faces, and visual screening, maintains the character and amenity values of the General Rural Zone;
ii. adverse effects to established *sensitive activities* will be avoided;
iii. there are measures to minimise any adverse noise, vibration, traffic, and lighting effects beyond the boundary, including through the use of setbacks, where appropriate;
iv. there are measures to mitigate any adverse effects on character and amenity values of the General Rural Zone from the movement of vehicles;
v. it avoids or mitigates any adverse effects on the health and wellbeing of surface waterbodies and their margins;
vi. it internalises adverse effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting; and
vii. where the quarrying activity is located over *highly productive land*, it is consistent with GRUZ-P9.

GRUZ-P6	Managing potential conflicts

a. Avoid or mitigate the potential for reverse sensitivity effects by:

i. avoiding the establishment of any new *sensitive activity* near existing *intensive primary production*, *primary production* activities, landfills, cleanfills, *quarrying activities*, and *rural industry* in circumstances where the new *sensitive activity* may compromise the operation of the existing activities;

ii. managing potential reverse sensitivity effects caused by the establishment of new *sensitive activities* near other *primary production* activities, including through the use of setbacks and separation distances;

b. Managing effects to existing *sensitive activities* and reducing the risk for *reverse sensitivity* effects by:

iii. ensuring adequate separation distances between existing *sensitive activities* and new *intensive primary production* activities, *quarrying activities*, and *rural industry*; and

iv. avoiding *quarry*, landfill, cleanfill, and *mining* activities in proximity to urban areas where the amenity values of urban environments would be diminished.

GRUZ-P7	**Martinborough Soils Overlay**

Identify and protect land and buffer areas within the Martinborough Soils Overlay that contain characteristics that:

a. have unique soil and climatic characteristics suitable for high value crops including viticulture, orchards and olives;

b. are vulnerable to fragmentation of land and development; and

c. contribute to the economic and social wellbeing of Martinborough.

GRUZ-P8	**Activities within the Martinborough Soils Overlay**

Manage subdivision, use, and development within the Martinborough Soils Overlay to protect the finite land resource, by:

a. enabling and promoting *primary production* activities, in particular viticulture and *horticulture*;

b. providing for the activities that are directly associated with *primary production* activities including viticulture and *horticulture* by:

   i. operation of devices used to protect crops from bird and/or frost;
   ii. temporary events;
   iii. *rural produce retail* activities;
   iv. operation of heavy machinery;
   v. managing the density and location of *residential units*; and
   vi. avoiding the fragmentation of land which compromises its use for *primary production* activities.

c. Providing for the subdivision of land for *land based primary production* activities including viticulture and *horticulture* by:

   i. Ensuring the land will be used for *land based primary production* in perpetuity,
   ii. Avoiding loss of *productive capacity* through land fragmentation caused by creating allotments that are of a size and design that would allow for non-primary production activities, and
   iii. Avoiding the establishment of additional *residential units* when additional allotments are created, including through the use of legal mechanisms.

GRUZ-P9	Highly productive land
Avoid subdivision, use and development of *highly productive land*, except as provided in the National Policy Statement for Highly Productive Land.	
GRUZ-P10	**Relocatable buildings**
Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by: a. requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation; b. ensuring that relocatable buildings have the same use as what they were previously designed, built and used for; c. requiring a performance bond as a security measure where it is proposed that the external reinstatement works will not be completed within 12 months of the building being delivered to site, to ensure that reinstatement works will be appropriately completed in a timely manner; and d. maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.	
GRUZ-P11	**Cleanfill activities**
Avoid or mitigate the adverse effects of cleanfill activities within the General Rural Zone by demonstrating that: a. the siting and scale of *buildings*, *structures*, machinery, vehicles, fill faces, and visual screening maintains the character and amenity values of the General Rural Zone, including its completed state; b. adverse effects to established *sensitive activities* will be avoided; c. there are measures to minimise any adverse noise, traffic, and/or lighting effects beyond the boundary, including through the use of setbacks; d. it avoids or mitigates any adverse effects on the health and wellbeing of surface waterbodies and their margins; e. it internalises adverse effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting; and f. where the cleanfill activity is located over *highly productive land*, it is consistent with GRUZ-P9.	

Rules

GRUZ-R1	***Buildings* and *structures*, including construction, additions, and alterations**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRUZ-S1; ii. GRUZ-S2; iii. GRUZ-S3; and iv. GRUZ-S7.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRUZ-R1(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

GRUZ-R2	**Demolition or removal of *buildings* and *structures***
	1. Activity status: **Permitted** Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.

GRUZ-R3	***Relocatable buildings* (excluding any *building* that is not to be used as a *residential unit*)**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRUZ-S1; ii. GRUZ-S2; iii. GRUZ-S3; iv. GRUZ-S7; and v. GRUZ-S8.
	2. Activity status: **Restricted discretionary**

		Where: a. Compliance is not achieved with GRUZ-R3(1). Matters of discretion: 1. The matters set out in GRUZ-P10. 2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

GRUZ-R4		***Seasonal worker accommodation***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRUZ-S1; ii. GRUZ-S2; and iii. GRUZ-S3; and b. Is used primarily to meet labour requirements for *land based primary production*; and c. The maximum cumulative *gross floor area* of the *seasonal worker accommodation building* is no more than 150m^2.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRUZ-R4(1) Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. 2. Number of workers accommodation required to enable the *land based primary production* activity. 3. The effect of the intensity and scale of the activity. 4. The *building* design, siting, form, and external appearance is compatible with the General Rural Zone. 5. Measures to avoid and minimise any potential loss of highly productive land.

GRUZ-R5	***Primary production*** **(excluding** ***quarrying activities, intensive primary production*****, and** ***rural industry*****)**
	1. Activity status: **Permitted**

GRUZ-R6	***Agricultural aviation***
	1. Activity status: **Permitted** Note: Refer to Noise chapter for rules that relate to the noise associated with *agricultural aviation*.

GRUZ-R7	***Residential visitor accommodation*** **(excluding** ***visitor accommodation*****)**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRUZ-S3; ii. GRUZ-S4; and iii. GRUZ-S7.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRUZ-R7(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

GRUZ-R8	***Residential activities***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRUZ-S4 and ii. GRUZ-S7; and

		b. Where the *site* is located within the Martinborough Soils Overlay or within *highly productive land* the number of *residential units* must not exceed: i. one *residential unit* per *site*; and ii. one *minor residential unit* that has a *gross floor area* of no more than 80m^2 per *site*.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRUZ-R8(1)(a). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with GRUZ-R8(1)(b).

GRUZ-R9		***Intensive primary production***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRUZ-S5.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRUZ-R9(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

GRUZ-R10		***Conservation activities***
		1. Activity status: **Permitted**

GRUZ-R11		***Rural produce retail***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRUZ-S1; ii. GRUZ-S2; iii. GRUZ-S3; and iv. GRUZ-S6; b. There is no more than one *building* or *structure* used for the *rural produce retail* activity per *site*; c. The maximum *gross floor area* of any *building* or *structure* used for the *rural produce retail* activity, including any indoor area for on-site consumption of food or beverages sold on-site, must not exceed 40m^2; and d. The maximum area used for outdoor on-site consumption of food or beverages sold on-site must not exceed 10m^2; e. Hours of operation are limited to 0800 (8am) to 1900 (7pm), seven days a week; and f. The activity does not use direct vehicle access to a State Highway.
		2. Activity status: **Discretionary** Where: a. Compliance is not achieved with GRUZ-R11(1).

GRUZ-R12		***Quarrying activities***
		1. Activity status: **Permitted** Where: a. It is a *farm quarry*
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRUZ-R12(1); b. There is no processing including crushing, screening, washing, and blending on *site*; and

		c. A management plan has been prepared for the operation of the *quarrying activity.* Matters of discretion: 1. The siting and scale of *buildings* and visual screening to maintain the character and amenity values of the General Rural Zone. 2. Adverse noise, vibration, access, dust, and lighting effects. 3. Vehicle access design and location. 4. Effects on the safe, effective, and efficient functioning of the transport network from the type, number, and time of day of vehicle movements anticipated. 5. Adverse effects on visual amenity and character values including use of landscaping. 6. Use of industry best practice and management plans, including monitoring and self-reporting. 7. Measures to rehabilitate the *site* following closure of *quarrying activities*. 8. Any bond or financial contributions that to manage any of the effects of other matters of discretion. 9. Loss of *highly productive land.*
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with GRUZ-R12(2).
Note: Any disposal of inert fill associated with *quarry* rehabilitation is anticipated by Rule GRUZ-R12(2) and GRUZ-R12(3)		

GRUZ-R13		***Papakāinga***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRUZ-S1; ii. GRUZ-S2; iii. GRUZ-S3; iv. GRUZ-S4; v. GRUZ-S6; and vi. GRUZ-S7; and b. The *gross floor area* of all *community facilities* does not exceed 200m^2 per *site.*
		2. Activity status: **Restricted discretionary**

	Where: a. Compliance is not achieved with GRUZ-R13(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. 2. Whether high quality on-site amenity values can be achieved. 3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 4. The extent of impervious surfaces and landscaping. 5. Infrastructure requirements.

GRUZ-R14	**Motorised outdoor recreation activities**
	1. Activity status: **Discretionary**

GRUZ-R15	***Emergency service facility***
	1. Activity status: **Restricted discretionary** Matters of discretion: 1. Whether the activity has an *operational need* or *functional need* to locate in the General Rural Zone; 2. The effects on the character and amenity of the General Rural Zone; 3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation; and 4. Potential reverse sensitivity effects and any measures to avoid or mitigate those effects.

GRUZ-R16	***Educational facility***
	1. Activity Status**: Restricted discretionary** Note: This does not apply to childcare *home businesses*. Matters of discretion: 1. The effects on the character and amenity of the General Rural Zone; 2. Scale, design, layout and setbacks; 3. Onsite landscaping and amenity; 4. Adverse effects on the safe, efficient and effective operation of the road network;

	5. Potential reverse sensitivity effects and any measures to avoid or mitigate those effects.

GRUZ-R17	***Visitor accommodation* (excluding *residential visitor accommodation)***
	1. Activity status: **Discretionary**

GRUZ-R18	***Rural industry***
	1. Activity status: **Restricted discretionary** Where: a. the manufacture, processing or production of goods involves initial or further processing of commodities derived from *primary production*; b. the maximum cumulative *gross floor area* occupied by *buildings* associated with the *rural industry* shall be 150 m^2; c. the retail sale of goods on the site is restricted to those manufactured, produced or processed on the *site*; d. the maximum *gross floor area* occupied for retail sales shall be 40 m^2; and e. Vehicle access must comply with RTS 3: Guidelines for Establishing Rural Selling Places. f. Compliance is achieved with NOISE-S1. g. Compliance is achieved with LIGHT-S1. Matters of discretion: 1. Adverse vibration and dust effects on the character and amenity of the General Rural Zone. 2. Effects on the safe, effective, and efficient functioning of the transport network from the type, number, and time of day of vehicle movements anticipated. *3.* Setbacks from *sensitive activities* and the ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design. 4. Loss of *highly productive land.* **Notification:** An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.
	2. Activity status: **Discretionary**

	Where: a. Compliance is not achieved with GRUZ-R18(1).

GRUZ-R19	**Cleanfill activities (not otherwise provided for by GRUZ-R12)**
	1. Activity status: **Discretionary**

GRUZ-R20	***Waste management facility*** **(not otherwise provided for by any other rule)**
	1. Activity status: **Discretionary**

GRUZ-R21	***Mining*** **activities**
	1. Activity status: **Discretionary**

GRUZ-R22	**Commercial boarding of cats, dogs, and other domestic pets**
	1. Activity status: **Discretionary**

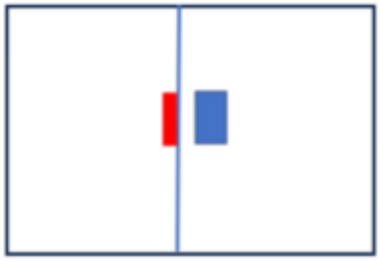
GRUZ-R23	***Commercial and industrial activities*** **not otherwise provided for**
	1. Activity status: **Discretionary** Where: a. It is not otherwise provided for in the permitted, controlled, and restricted discretionary rules of the General Rural Zone chapter; and b. The *gross floor area* does not exceed 2,000m^2.
	2. Activity status: **Non-complying** Where: a. Compliance is not achieved with Rule GRUZ-R22(1).

GRUZ-R24	**Any activity not otherwise listed in this chapter**
	1. Activity status: **Discretionary**

Standards

GRUZ-S1	Maximum *height*
1. The maximum height of any *building* or structure shall be: a. 10m above *ground level* for any *residential unit*; b. 15m above *ground level* for any frost fan; and c. 12m above *ground level* for all other *buildings* and *structures*.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Visual dominance, shading, and loss of privacy for, *residential units* on adjacent *sites*. 3. Bulk and dominance of the *building* or *structure*. 4. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation. 5. Whether topographical or other *site* constraints make compliance with the standard impractical. 6. Any potential electromagnetic effects caused by the structure where it is within 1 km of a radio transmission mast.
GRUZ-S2	**Maximum *height* in relation to boundary**
1. 3m *height* at the boundary with a 45˚ recession plane on all side and rear boundaries. Exceptions to maximum height in relation to boundary: a. *Artificial crop protection structures*	Matters of discretion: 1. The location, design, and appearance of the *building*. 2. Visual dominance, shading, and loss of privacy for, *residential units* on adjacent *sites*. 3. Bulk and dominance of the *building*. 4. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation. 5. Whether topographical or other *site* constraints make compliance with the standard impractical.

GRUZ-S3	Minimum setbacks
1. *Buildings* or *structures* must not be located within: a. 10m of any boundary; b. 25m of any *significant waterbody*; and c. 10m of any *surface waterbody*. 2. *Residential units* must also not be located within: a. 25m of any front boundary of unsealed roads; b. 40 m of the edge of a plantation forest under separate ownership; c. 300m of a boundary with untreated agricultural effluent disposal areas; d. 300m of an effluent holding pond; e. 500m of an *intensive primary production* activity under separate ownership; and f. 500m of a landfill. Exceptions to boundary setbacks: 3. Rainwater tanks with a diameter not exceeding 3.5m and *height* above *ground level* not exceeding 3m. 4. GRUZ-S3(1)(b) and GRUZ-S3(1)(c) do not apply to *buildings* and *structures* used for *rural produce retail*. 5. For *sites* less than 4,500m^2, accessory *buildings* may be located up to 1.5m from the side and rear of the boundaries. 6. *Artificial crop protection structures*, where: a. Dark green or black cloth is used for all vertical faces located within 30m of the boundary of the site; and b. The artificial crop protection structure is located adjacent to an internal boundary where there is an existing lawfully established residential unit	Matters of discretion: 1. The extent to which *building* design, siting, and external appearance adversely impacts on rural character and amenity. 2. *Site* topography and orientation and whether the *building* can be more appropriately located to minimise adverse visual amenity effects or maintain, enhance, or restore indigenous biodiversity values. 3. Effect on nearby properties, including outlook, privacy, shading, and sense of enclosure. 4. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the *site*. 5. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design. 6. The extent to which the reduction in setback would impact on the future ability for road widening requirements. 7. Methods to avoid or mitigate reverse sensitivity effects. 8. The extent to which the reduction in setback would impact the character and amenity values of the General Rural Zone.

located on an adjacent site and within 12m of the boundary. In this circumstance a minimum 5m setback shall apply to that portion of the Artificial Crop Protection Structure that is parallel to the face of the neighbouring residential unit and a maximum height of 6m. This standard GRUZ-S3 does not apply to: 1. Bridges and river crossings. 2. Fences. 3. Water intake, pump shed, and any associated water conveyance infrastructure. Note: To clarify the application of GRUZ-S3(6) the below diagram shows the applicant site on the left, and the neighbouring property is to the right of the blue internal boundary line. The blue rectangle is the neighbouring residential unit, set less than 12m off the internal boundary. The red area on the left is the area subject to the 5m setback – there is no setback required along the balance of the shared boundary. 	
GRUZ-S4	**Number of residential units**
1. For *sites* comprising less than 40 ha: a. one *residential unit* per *site*; and b. one *minor residential unit* per site, where the *minor residential unit* is located within 30m of the primary *residential unit* and has a *gross floor area* of no more than 80m^2. 2. For *sites* comprising of 40 ha or more:	Matters of discretion: 1. Whether it can be demonstrated that the *residential unit(s)* provides ancillary accommodation for landowners and/or workers involved with *primary production* on *sites* over 40 ha.

a. two *residential units* per *site*; and b. one *minor residential unit* per site, where the *minor residential unit* is located within 30m of the primary *residential unit* and has a *gross floor area* of no more than 80m^2. This standard does not apply to: 1. *buildings* used for *seasonal worker accommodation*.	2. Whether the *residential unit(s)* have been designed to share a single vehicle access point and driveway. 3. The extent to which the *residential unit(s)* and vehicle access point design, siting, and external appearance adversely affects rural character and amenity. 4. *Site* topography and orientation and whether the *residential unit(s)* and vehicle access point can be more appropriately located to minimise adverse visual amenity effects. 5. Effect on nearby properties, including outlook and privacy. 6. Whether the *residential unit(s)* and the vehicle access point can be more appropriately located to maintain, enhance, or restore indigenous biodiversity values. 7. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design.

GRUZ-S5	***Intensive primary production***
1. *Intensive primary production* must meet the following standards: a. not be located within 500m of an existing *residential unit* that is under separate ownership; b. not be located within 50m of any *site* boundary; c. not be located within the Urban Water Supply Protection Areas shown on the Planning Maps; d. no effluent holding pond shall be located within 300m of an existing *residential unit* that is under separate ownership; and e. not be located within 20m of any surface waterbody.	Matters of discretion: 1. The extent to which the nature and scale of activity, including the number and type of animals is consistent with the characteristics of the proposed *site* and the receiving environment. 2. Any measures to internalise adverse effects and avoid conflict and potential *reverse sensitivity* effects on activities anticipated in the zone. 3. The extent to which the activity, including any *buildings*, compounds, or part of a *site* used for housing animals are sufficiently designed and located or separated from *sensitive activities*, *residential units*, and boundaries of residential zones to avoid adverse effects on residents. 4. The extent to which the nature and scale of the activity and built form will maintain rural character and amenity values. 5. The potential for the activity to produce adverse effects, including dust, noise, odour, and any measures to internalise adverse effects within the *site*, and any mitigation measures to address effects that cannot be internalised. 6. Access and vehicle movements on the *site* and the safety and efficiency of the roading network.
GRUZ-S6	**Transport requirements for *rural produce retail***
1. Must comply with RTS 3: Guidelines for Establishing Rural Selling Places.	There are no matters of discretion for this standard.
GRUZ-S7	**On-site services**
1. All water supply and wastewater treatment and disposal systems must be contained	Matters of discretion:

within the site that the supply or system serves and be connected to on-*site* wastewater systems, or an approved alternative means to dispose of wastewater in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021. 2. Any wastewater that is to be disposed to ground from any on-*site* servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater. 3. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	1. The suitability of any alternative servicing and *infrastructure* options. 2. The relevant standards of Council water bylaws, *Council's Engineering Development Standard* and/or Wellington Water standards as applicable.
GRUZ-S8	**Relocatable buildings**
1. Building Inspection Report a. Prior to the *building* being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and c. The *building* shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and d. All other work required to reinstate the exterior of any *relocatable building*,	Matters of discretion: 1. Whether the *building* is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity. 2. The requirement for any screening and landscape treatment. 3. The bulk, design and location of the *building* in relation to the requirements of the zone. 4. The need for structural repairs and reinstatement of the *building* and the length of time for completion of that work. 5. The need for, and scale of, any performance bond to ensure timely completion of external reinstatement works, including:

including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all *infrastructure* services and closing in and ventilation of the foundations; and e. The owner of the site on which the *relocatable building* is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed. 2. Previous Use a. Any *relocatable building* intended for use as a *residential unit* or for *visitor accommodation* must have previously been designed, built and used as a *residential unit* or for visitor accommodation.	a. Whether external reinstatement works are required and the extent of those works; b. The risk that reinstatement works may not be completed within the required timeframe; c. The cost estimate for external reinstatement works identified in the building inspection report prepared in accordance with GRUZ-S8(1)(b); d. The appropriate amount of any performance bond, which may be up to 125% of the estimated cost of the external reinstatement works; e. The form, timing, release, and refund of any performance bond.