This entire chapter has been notified using the RMA Part One, Schedule 1 process (P1 Sch1).

He Rohe Tuawhenua Whānui

General Rural Zone

GRUZ General Rural Zone

Introduction

The General Rural Zone is the largest Zone in terms of land area. It generally covers land located to the north and west of the urban boundary of the City, and includes South Karori, Makara, Ohariu Valley, Takapu Valley and Horokiwi. The landform varies from steep hillsides and narrow valleys to areas of rolling countryside.

The General Rural Zone has important landscape values and contains significant areas of indigenous vegetation and habitat for indigenous fauna. Parts of the Zone, particularly around Makara, Ohariu Valley and South Karori, also have important recreational values, providing easily accessible opportunities for cycling, mountain biking, tramping, horse-riding and other outdoor activities.

Characteristics of the Zone include a sense of remoteness and spaciousness, with pastoral farming and regenerating indigenous bush interspersed with buildings and structures of a low density and scale. Other features include the narrow windy roads and a general absence of urban infrastructure.

The Zone predominately provides for rural farming activities, although their extent is limited by physical constraints including steep topography and low soil fertility. Other activities that require a rural location, or support existing community needs, can also be accommodated where it can be demonstrated through a resource consent process that they will be compatible with the rural character and amenity that prevails in the Zone.

To support the District Plan's compact city strategic objective, provision for rural lifestyle development is limited. This is achieved through subdivision controls that discourage the fragmentation of land along with a limit of one residential unit per allotment. Subdivision and construction of new dwellings within the Zone will also be assessed against the outcomes and guidelines contained in the Rural Design Guide to ensure that the rural character and amenity of this area is sensitively maintained.

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

GRUZ- PREC01	Makara Beach and Makara Village Precinct
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Introduction

Properties within the Makara Beach and Makara Village settlements are smaller in size (generally less than $1200 \, \mathrm{m}^2$ in area) and more residential in character than those in the wider General Rural Zone. Consequently, these settlements are contained within a separate Makara Beach and Makara Village Precinct which includes area specific objectives, policies and rules that apply. Where there is a conflict with the General Rural Zone provisions the Precinct provisions prevail. The provisions of the Natural Hazard chapter are also particularly relevant to building and development within the Makara Beach area of the Precinct.

Other relevant District Plan provisions

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There may be a number of provisions 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 chapter.

Other relevant regulations

The provisions in the General Rural Zone do not apply to plantation forestry. This is managed under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.			
Objectives	Objectives		
General Rural 2	Zone		
GRUZ-O1	D1 Purpose		
	The General Rural Zone predominately provides for rural activities, complemented by informal outdoor recreation and other activities that have a functional need for a rural location.		
GRUZ-O2	Character and amenity values		
	Activities and development maintain or enhance the predominant character, and amenity and biodiversity values of the General Rural Zone, including the prevalence of natural features over man-made features, a low density and scale of buildings and structures, and a general absence of urban infrastructure.		
GRUZ-O3	Managing effects		
	Adverse effects from activities and development in the General Rural Zone are managed within the Zone and at the Zone interface, and rural activities are not constrained or compromised by incompatible activities and/or reverse sensitivity effects.		
Makara Beach	Makara Beach and Makara Village Precinct		
GRUZ- PREC01-O1	Purpose		
PRECOT-OT	The Makara Beach and Makara Village Precinct provides for the range of residential activities that predominate in the Makara Beach and Village settlements.		
GRUZ- PREC01-O2	Character and amenity values		
FREGUI-02	Activities and development will maintain or enhance the predominant character and amenity values of the Makara Beach and Makara Village Precinct, including:		
	 The low density nature and scale of residential development (standalone and primarily 1 or 2 storeys in height); and The coastal character of the Makara Beach settlement. 		
Policies			
General Rural	I Zone		
GRUZ-P1	Enabled activities		
	Enable activities that are compatible with the purpose of the General Rural Zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:		
	 Rural activities; Residential activities in lawfully established residential buildings; Informal recreation activities; and Small scale cleanfill areas. 		
GRUZ-P2	Keeping of goats		

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	Provide for the keeping of goats in the General Rural Zone where they are contained and managed to avoid adverse ecological effects within identified significant natural areas.		
GRUZ-P3	Residential visitor accommodation and home business		
	Allow small scale visitor accommodation and home businesses to operate in the General Rura Zone where their nature, scale and intensity is compatible with the character and amenity values of the surrounding area.		
GRUZ-P4	Potentially compatible activities		
	Only allow other activities in the General Rural Zone where it can be demonstrated that:		
	 They are compatible with the character and amenity values of the Zone; They will not limit or constrain rural activities, or other lawfully established or permitted activities in the Zone; A rural location is required, or the activity is associated with a rural activity, or the activity supports the needs of the local community; There are measures in place to manage adverse effects, including reverse sensitivity effects; In relation to quarrying activities, mining, cleanfill areas, and intensive indoor primary production activities, any adverse effects can be managed through industry best practice management plans, monitoring and self-reporting; There is adequate capacity in the road network to service the activity and the safe and efficient operation of the network is maintained for all road users, including cyclists, pedestrians and horse riders; Appropriate provision is made for associated on-site loading and manoeuvring; Adequate on-site infrastructure is available or can be provided to service the activity's needs; Indigenous vegetation and visually prominent trees are retained where practicable; and Any adverse effects on waterbodies and their margins are effectively managed. 		
GRUZ-P5	Quarrying and mining site rehabilitation		
	Require any new mining or quarrying activities and changes of use on existing quarry or mining sites in the General Rural Zone to demonstrate, through a detailed management plan, how the site will be rehabilitated, having particular regard to:		
	 The rehabilitation objectives, methodology and timescale; The intended end use; The location, gradient and depth of excavation; The availability of cleanfill material, including topsoil; Funding required for rehabilitation; The surrounding landform and drainage pattern; The ability to establish complete vegetation cover; The outcomes of any consultation undertaken with mana whenua; Any adverse effects associated with rehabilitation; and The planned monitoring and reporting on rehabilitation. 		
GRUZ-P6	Incompatible activities		
	Avoid activities and development that:		
	 Are incompatible with the purpose, character and amenity of the General Rural Zone; or Will result in an urban form that is inconsistent with the District Plan's compact city strategic objective. 		
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	Provide for a range of buildings and structures associated with rural activities that are an integral part of the rural environment but ensure that their scale and location does not compromise the rural character and amenity prevalent within the General Rural Zone.	
GRUZ-P8	New residential buildings	
	Maintain the rural character and amenity of the General Rural Zone by restricting the number of residential units to one per allotment, and by requiring that the design, external appearance, siting and associated site landscaping of any new unit is consistent with the Rural Design Guide.	
GRUZ-P9	Residential additions, alterations, accessory buildings, and structures	
	Enable alterations and additions to residential buildings within the General Rural Zone, along with the construction of associated accessory buildings and structures, provided that their scale and location does not compromise the character and amenity values of the local area.	
GRUZ-P10	Potentially compatible buildings and structures	
	Only allow other buildings and structures where it can be demonstrated that they are compatible with the character and amenity values of the General Rural Zone, having regard to:	
	 The Rural Design Guide; The nature and extent of any adverse effects on nearby properties, including outlook, privacy and shading; Whether there is a functional need for a specific design or location within the site; Whether indigenous vegetation and visually prominent trees are retained where practicable; and The ability to mitigate adverse effects through screening, planting and landscaping. 	
GRUZ-P11 Vegetation retention		
	Encourage the retention of existing vegetation in association with site development in the General Rural Zone, particularly native vegetation and visually prominent trees that may not otherwise be protected.	
Makara Beach	n and Makara Village Precinct	
GRUZ-	Residential buildings and structures	
PREC01-P1	Provide for residential buildings and structures, including alterations and additions, that are compatible with the character and amenity values of the Makara Beach and Makara Village Precinct, and that mitigates any risk to lives and property from flooding to a low level.	
Rules: Land u	ise activities	
GRUZ-R1	GRUZ-R1 Rural activities	
1. Activity	Activity status: Permitted	
Where:		
a. The activity excludes the keeping of goats.		
GRUZ-R2	Keeping of goats	
1. Activity	status: Controlled	
Where:		
	a. Compliance with the requirements of GRUZ-S8 is achieved. Matters of control are:	

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- 1. Annual inspection of fences by the consent holder and reporting of results to the Council;
- 2. Annual reporting of stock numbers;
- 3. Procedures for reporting fence breaches and escapes to the Council and neighbours;
- 4. Procedures for stock retrieval;
- 5. The method of stock identification; and
- 6. Methods of stock disposal if the activity ceases to operate.

Notification status: An application for resource consent made in respect of rule GRUZ-R2.1.a is precluded from being publicly notified or limited notified.

2. Activity status: Restricted Discretionary

Where:

a. Compliance with the requirements of GRUZ-S8 cannot be achieved.

Matters of discretion are:

- 1. The matters in GRUZ-P2; and
- 2. The extent and effect of non-compliance with the standard as specified in the associated assessment criteria for the infringed standard.

Notification status: An application for resource consent made in respect of rule GRUZ-R2.2.a is precluded from being publicly notified.

GRUZ-R3 Cleanfill areas

1. Activity status: Permitted

Where:

- a. The volume of material deposited is less than 100m³ per title per year.
- 2. Activity status: Discretionary

Where:

a. Compliance with the requirements of GRUZ-R3.1.a cannot be achieved.

GRUZ-R4 Residential activity

1. Activity status: Permitted

Where:

- a. No more than one residential unit occupies the site.
- 2. Activity Status: Non-complying

Where:

a. Compliance with the requirements of GRUZ-R4.1.a cannot be achieved.

GRUZ-R5 Recreation activity

1. Activity status: Permitted

Where:

- a. The activity is an informal recreation activity; and
- b. Participation in the activity does not incur a fee, including any associated membership fee.
- 2. Activity status: Discretionary

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Where:

a. Compliance with the requirements of GRUZ-R5.1 cannot be achieved.

GRUZ-R6 Conservation activity

1. Activity status: Permitted

GRUZ-R7 Home business

1. Activity status: Permitted

Where:

a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence;

- b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time:
- c. No more than one third of the total gross floor area of all buildings on the site are used for home business activities;
- d. Activities do not create a dust nuisance;
- e. The home business does not involve the use of trucks or other heavy vehicles;
- f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding motor vehicles owned by residents' of the site;
- g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and
- h. No retailing must be conducted on the site, except:
 - i. Goods retailed online that do not result in customer visits to the site, or
 - ii. Goods ancillary and related to a service provided by the home business.

2. Activity status: Restricted Discretionary

Where:

a. Compliance with any of the requirements of GRUZ-R7.1 cannot be achieved.

Matters of discretion are:

- 1. The effects of non-compliance with any requirement not met;
- 2. The matters in GRUZ-P3; and
- 3. Whether the type of home business may conflict with and /or have a reverse sensitivity effect on any lawfully established or permitted activity occurring on an adjoining property.

Notification status: An application for resource consent made in respect of rule GRUZ-R7.2.a is precluded from being publicly notified.

GRUZ-R8 Visitor accommodation

1. Activity status: Permitted

Where:

- a. The visitor accommodation operates within a residential unit; and
- b. The maximum occupancy does not exceed 10 guests per night.
- 2. Activity status: Restricted Discretionary

Where:

a. Compliance with the requirements of GRUZ-R8.1.b cannot be achieved.

Matters of discretion are:

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- 1. The effects of non-compliance with any requirement not met;
- 2. The matters in GRUZ-P3; and
- 3. Whether the visitor accommodation may conflict with and / or have a reverse sensitivity effect on any lawfully established or permitted activity occurring on an adjoining property.

Notification status: An application for resource consent made in respect of rule GRUZ-R8.2.a is precluded from being publicly notified.

3. Activity status: Discretionary

Where:

a. Compliance with the requirements of GRUZ-R8.1.a cannot be achieved.

GRUZ-R9 Rural industry 1. Activity status: Discretionary GRUZ-R10 Intensive indoor primary production 1. Activity status: Discretionary Pet animal boarding and breeding and day-care GRUZ-R11 1. Activity status: Discretionary **GRUZ-R12** New or extended **Qquarrying** or mining activities 1. Activity status: Discretionary **GRUZ-R13 Emergency service facility** 1. Activity status: Discretionary GRUZ-R14 **All Other Activities** 1. Activity status: Discretionary Where:

a. The activity is not otherwise provided for as a permitted, controlled, restricted discretionary or noncomplying activity.

Rule: Building and structure activities in the General Rural Zone	
GRUZ-R15 Repair and maintenance of buildings and structures	
Activity status: Permitted	
GRUZ- R16	Demolition or removal of a building or structure
Activity status: Permitted	
GRUZ-R17	Construction, alteration or addition to buildings and structures associated with rural activities
1. Activity status: Permitted	

Where:

- a. Compliance is achieved with:
 - i. GRUZ-S1;
 - ii. GRUZ-S2;
 - iii. GRUZ-S5; and
 - iv. GRUZ-S7.

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2. Activity status: Restricted Discretionary

Where:

a. Compliance with any of the relevant requirements of GRUZ-R17.1 cannot be achieved. Matters of discretion are:

- 1. The extent and effect of non-compliance with any standard not being met as specified in the associated assessment criteria for the infringed standards; and
- 2. The matters in GRUZ-P7.

Notification status: An application for resource consent made in respect of rule GRUZ-R17.2.a is precluded from being publicly notified.

GRUZ-R18

Construction, addition or alteration to residential buildings and structures

1. Activity status: Permitted

Where:

- a. The activity is not the construction of a new residential unit; and
- b. Compliance with the following standards is achieved:
 - i. GRUZ-S1;
 - ii. GRUZ-S2;
 - iii. GRUZ-S4; and
 - iv. GRUZ-S7.
- 2. Activity status: Restricted Discretionary

Where:

a. Compliance with any of the relevant requirements of GRUZ-R18.1 cannot be achieved.

Matters of discretion are:

- 1. The matters in Policy GRUZ-P1, GRUZ-P8, GRUZ-P9, and GRUZ-P11.
- 2. The extent and effect of non-compliance with any standard not being met as specified in the associated assessment criteria for the infringed standards;
- 3. The Rural Design Guide;
- 4. Whether the proposal makes adequate provision for services including water supply, stormwater run-off control and wastewater treatment; and
- 5. Where a proposal is located near an existing urban area or an existing residential subdivision, whether services could be undergrounded.

Rules: Building and structure activities in the Makara Beach and Makara Village Precinct

GRUZ-PREC01-R1

Construction, addition or alteration to residential buildings or structures in the Makara Beach and Makara Village Precinct

1. Activity status: Permitted

Where:

- a. No more than one residential unit occupies the site.
- b. Compliance with the following standards is achieved:
 - i. GRUZ-S1;
 - ii. GRUZ-S3;
 - iii. GRUZ-S4;
 - iv. GRUZ-S6; and
 - v. GRUZ-S7.
- 2. Activity status: Discretionary

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Where:

a. Compliance with any of the relevant requirements of GRUZ-PREC01-R1.1.b cannot be achieved. Notification status: An application for resource consent made in respect of rule GRUZ-PREC01-R1.2 is precluded from being publicly notified.

3. Activity Status: Non-complying

Where:

a. Compliance with GRUZ-PREC01-R1.1.a is not achieved.

GRUZ-R19 Any building or structure activity not otherwise listed in this table

- 1. Activity status: Discretionary Where:
- a. The activity is not otherwise provided for as a permitted, restricted discretionary or non-complying

Standards

GRUZ-S1 Maximum height

010201	Maximani	noight
Building or structure		Limit
Residential buildings and structures outside the Makara Beach and Makara Village Precinct		5m or the height of the existing residential building, whichever is the greater, up to a maximum of 8m
Residentia and struct the Makar and Maka Precinct	ures within a Beach	8m or 3.5m for accessory buildings
Buildings structures with rural	associated	8m
4. Buildings structures with other	associated	<u>8m</u>

Assessment criteria where the standard is infringed:

- 1. Effects on rural character and amenity;
- 2. Dominance, privacy and shading effects on adjoining properties;
- 3. The ability to mitigate adverse effects through screening, planting and landscaping;
- 4. Whether topographical or other site constraints make compliance with the standard impractical;
- 5. Whether the form and scale of the building or structure is compatible with other buildings in the vicinity of the site: and
- 6. The extent to which the additional height is necessary to support a rural or residential activity.

This standard does not apply to fences or standalone walls.

GRUZ-S2 Maximum gross floor area

Building or structure	Limit	Assessment criteria where the
Residential buildings and structures outside the Makara Beach and Makara Village Precinct	400m ² combined gross floor area for all buildings and structures on the site.	Effects on rural charact Dominance or privacy of properties; The ability to mitigate a screening, planting and
Buildings and structures associated with rural activities	a. maximum gross floor area of 400m ² for a single building or structure; or	Whether topographical make compliance with

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he standard is infringed:

- ter and amenity;
- effects on adjoining
- adverse effects through d landscaping:
- I or other site constraints the standard impractical;

	b. an aggregated total of 800m ² gross floor area for all buildings and structures on the site.	5. Wheth structu vicinity 6. The ex neces
3. Buildings and	400m ² combined gross	

- 3. Buildings and structures associated with other activities.
- 400m² combined gross floor area for all buildings and structures on the site.
- 5. Whether the form and scale of the building or structure is compatible with other buildings in the vicinity of the site; and
- The extent to which the additional floor area is necessary to support a rural or residential activity.

This standard does not apply to up to two rainwater tanks being a maximum diameter of 3.5m and a maximum height of 3m.

GRUZ-S3 Building coverage within the Makara Beach and Makara Village Precinct

1. Maximum building coverage within the Makara Beach and Makara Village Precinct is 40%.

This standard does not apply to eaves up to 600mm in width.

Assessment criteria where the standard is infringed:

- 1. Dominance, privacy or shading effects on adjoining properties;
- 2. Design, siting and compatibility with other buildings in the vicinity of the site;
- 3. The ability to mitigate adverse effects through screening, planting and landscaping; and
- 4. Whether topographical or other site constraints make compliance with the standard impractical.

GRUZ-S4 Minimum boundary setbacks for residential buildings

Building type and location	Setback	Assessment criteria where the standard is infringed:	
Residential buildings accessory buildings and structures outside the Makara Beach and Makara Village Precinct. This standard does not apply to:	6m from any site boundary	 Dominance, privacy or shading effects on adjacent properties; Design, siting and compatibility with other buildings in the vicinity of the site; The ability to mitigate adverse effects through screening, planting and landscaping; and Whether topographical or other site constraints make compliance with the standard impractical. 	
 a. Fences or standalone walls; and b. Up to two rainwater tanks in a side or rear yard not exceeding a maximum diameter of 3.5m or a maximum height of 3m. 			
Residential buildings accessory buildings and structures within the Makara Beach and Makara Village Precinct This standard does not apply to:			

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a. Fences or standalone walls:

b. Uncovered decks and uncovered structures no more than 500mm in height above ground level; and
c. Eaves up to 600mm maximum combined width of the accessory buildings in the setback does not exceed 6m.

An accessory building that is 6m or less in length may be located, on a one per site basis, within any other site boundary setback.

in width.

GRUZ-S5 Minimum boundary setbacks for rural buildings, and non-residential buildings

Rural building or structure	Setback
Buildings under 50m ² in area	3m minimum from all yards
2. Buildings over 50m ² in area	6m minimum from all yards

This standard does not apply to up to two rainwater tanks in a side or rear yard, being a maximum diameter of 3.5m and a maximum height of 3m.

Assessment criteria where the standard is infringed:

- 1. Effects on rural character and amenity;
- 2. Dominance, privacy or shading effects on adjacent properties;
- 3. The ability to mitigate adverse effects through screening, planting and landscaping;
- Whether topographical or other site constraints make compliance with the standard impractical; and
- 5. Whether the form and scale of the building or structure is compatible with other buildings in the vicinity of the site.

GRUZ-S6 Height in relation to boundary within the Makara Beach and Makara Village Precinct

- No part of any building, accessory building or structure may project beyond a building line of 45° from a height of 2.5m above ground level from all side and rear boundaries of the site, unless provided for in 2. or 3. below;
- 2. A gable may breach 1. above by no more than one third of the gable height; and
- 3. Where the site abuts a boundary shared with an access strip, access lot, public accessway, or right of way, the measurement must be taken from the furthest boundary.

This standard does not apply to:

- a. A boundary with a road;
- Solar panel and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and
- c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g., finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically.

Assessment criteria where the standard is infringed:

 Dominance, privacy and shading effects on adjoining sites.

GRUZ-S7

Fences and standalone walls

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- 1. Any fence or standalone wall, or combination of these structures, must not exceed:
 - a. A Exceed a maximum height of 2m above ground level where located within 1m of any site boundary; and
 - b. The Exceed the height in relation to boundary standard in GRUZ-S6 if located in the Makara Beach and Makara Village Precinct-; and
 - c. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shutoff valves, or other emergency response facilities.

This standard does not apply to fencing for the keeping of goats which is provided in GRUZ-S8.

Assessment criteria where the standard is infringed:

- 1. Effects on rural character and amenity;
- 2. Dominance effects on adjoining properties;
- 3. The ability to mitigate adverse effects through screening, planting and landscaping;
- 4. Whether topographical or other site constraints make compliance with the standard impractical;
- 5. The extent to which the additional height is necessary to support a rural or residential activity.

GRUZ-S8

Fencing requirements for the keeping of goats

- 1. All goats shall be contained within fenced areas that meet the following requirements:
 - a. A wire post-and-batten fence constructed with no internal or external stays and a minimum high tensile 2.5mm diameter galvanised steel wire configuration as follows:
 - i. Nine wires, with the bottom wire placed no higher than 80mm above ground level and, above that, wires placed at the following intervals: 100, 100, 100, 110, 120, 135, 150 and 165mm. The top wire should be approximately 50mm below the top of the post: or
 - ii. Seven wires, with the bottom wire barbed, and no higher than 80mm above ground level and, above that, wires placed at the following intervals 100, 120, 140, 160, 210 and 250mm. The top wire should be approximately 50mm below the top of the post. An electric wire on an outrigger shall also extend for the full length of the fence;
 - b. Posts must be at the following intervals:
 - i. Less than 30 degrees ground slope:
 - ii. 30 degrees to less than 45 degrees: 4m; and
 - iii. 45 degrees or more: 3m;
 - c. Battens must be at 1m intervals; and
 - d. A floodgate for any fencing crossing a waterbody that:
 - i. Is constructed of H3 treated 100mm x 50mm timber suspended from an overhead wire or rail in such a way that the spacings allow for the passage of water but not goats;

Assessment criteria where the standard is infringed:

1. Whether the proposed alternative fence design or other means of containment (by enclosure or tether) will adequately contain the keeping of goats within the site.

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ii. Is not constructed using wire netting;iii. Has a crossbar positioned in the top third of the structure; and iv. Is located on the downstream side of

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Definitions Nesting Table

any culverted watercouse.

General Rural Zone

Rural	
Rural Activities	Agricultural Aviation Activities
Rural Industry	
Intensive Indoor Primary Production	
Keeping of Goats	

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