

## AREA SPECIFIC MATTERS

# GRUZ – General Rural Zone

This draft chapter has been prepared as part of Council’s District Plan Review Project. The structure and layout of this chapter reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards. Council is intending to publish the District Plan in the new structure prior to PCA being publicly notified.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing process.

This new General Rural Zone Chapter will replace the existing GRUZ chapter in its entirety. Other consequential changes are required throughout the remainder of the District Plan as a result of PCA. The substantive changes can be found in the Consequential Changes Chapter. Details of all consequential changes will be identified when PCA is publicly notified.

Document status: Working Draft

Plan Change: Draft Plan Change A: Rural and Flood Channel Review

Date: October 2023

## Introduction

The General Rural Zone is characterised by open landscapes interspersed with buildings or structures. Typical land cover includes pasture, crops, forestry and native vegetation. Character values of the zone include spaciousness, low-density of built form, vegetation cover, the presence of a productive farming environment.

*Note: Provisions have been included in the District Plan to give effect to the National Policy Statement for Highly Productive Land (NPS:HPL). This means that specific provisions for highly productive land are contained in this chapter.*

*For the purposes of the District Plan, until such time as Horizons Regional Council has completed the mapping process required under the NPS:HPL, the maps of the New Zealand Land Resource Inventory showing land use capability LUC 1, 2 and 3 apply. Maps showing the extent of highly productive land in the District can be found here: [\[insert link to intramaps or directly to NZLRI\]](#).*

*At the completion of the Horizons Regional Council mapping exercise, the extent of highly productive land in the Manawātū District will be included in the District Plan. This is expected in 2025.*

## Objectives

<b>GRUZ-O1</b>	The predominant land use activity within the General Rural Zone is the effective operation of farming and associated rural activities.
<b>GRUZ-O2</b>	Highly productive land is protected for use in land based primary production, both now and for future generations.
<b>GRUZ-O3</b>	The character of the General Rural Zone is low overall building density, featuring a predominantly open farming landscape interspersed by farm buildings and residential units.
<b>GRUZ-O4</b>	Only those activities that have an operational need to locate in the rural environment are allowed while avoiding impacts on established farming activities.
<b>GRUZ-O5</b>	To recognise the relationship of Māori and the land through enabling papakāinga housing and marae.

## Policies

### Policies – General Rural Zone

<b>GRUZ-P1</b>	Prioritise farming activities over all other uses within the General Rural Zone.
<b>GRUZ-P2</b>	Prioritise land based primary production activities over all other uses on highly productive land.
<b>GRUZ-P3</b>	Highly productive land is recognised as a resource with finite characteristics and long term values for land based primary production
<b>GRUZ-P4</b>	Avoid the inappropriate use or development of highly productive land from those activities that are not land based primary production except where at

	least one of the following applies to the use or development, and the measures in GRUZ-P5 are applied:	
	<b>GRUZ-P4.1</b>	Provides for supporting activities on the land
	<b>GRUZ-P4.2</b>	Addresses a high risk to public health and safety
	<b>GRUZ-P4.3</b>	Is, or is for a purpose associated with a matter of national importance under section 6 of the Act
	<b>GRUZ-P4.4</b>	Is on Specified Māori Land
	<b>GRUZ-P4.5</b>	Protects, maintains, restores or enhances indigenous biodiversity
	<b>GRUZ-P4.6</b>	Retires land from land based primary production to improve water quality
	<b>GRUZ-P4.7</b>	Is small scale or temporary where the activity has no impact on the productive capacity of the land
	<b>GRUZ-P4.8</b>	Is in relation to an activity by a requiring authority within a designation or notice of requirement under the Act
	<b>GRUZ-P4.9</b>	Provides for public access
	<b>GRUZ-P4.10</b>	Is associated with the maintenance, operation, upgrade, or expansion of specified infrastructure, and there is a functional or operational need to be on highly productive land.
	<b>GRUZ-P4.11</b>	Is associated with the maintenance, operation, upgrade or expansion of defence facilities operated by the New Zealand Defence Force to meet its obligations under the Defence Act 1990, and there is a functional or operational need to be on highly productive land.
<b>GRUZ-P5</b>	Ensure that use and development within highly productive land:	

	<b>GRUZ-P5.1</b>	Minimises or mitigates any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land and
	<b>GRUZ-P5.2</b>	Avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on land based primary production activities.
<b>GRUZ-P6</b>	Enable the maintenance, operation or upgrade of existing activities within the General Rural Zone	
	<b>GRUZ-P6.1</b>	while recognising the finite soil characteristics of that land; and
	<b>GRUZ-P6.2</b>	minimising the loss or potential cumulative loss of highly productive land.
<b>GRUZ-P7</b>	Restrict non-farming activities that limits or constrains the establishment and operation of farming activities within the General Rural Zone unless:	
	<b>GRUZ-P7.1</b>	The activity has an operational need to be located in the General Rural Zone.
	<b>GRUZ-P7.2</b>	The activity provides positive benefits through the re-utilisation of existing built form in the zone.
	<b>GRUZ-P7.3</b>	The activity mitigates any reverse sensitivity effects on rural production and associated residential units.
	<b>GRUZ-P7.4</b>	The activity does not result in the proliferation or concentration of non-farming activities.
<b>GRUZ-P8</b>	Minimise conflict between potentially incompatible activities to enable farming activities.	
<b>GRUZ-P9</b>	Manage intensive farming activities to ensure effects are retained onsite recognising that these activities can be of a greater scale and intensity than other farming activities.	

<b>GRUZ-P10</b>	Recognise the importance of marae and papakāinga housing to local Māori.
<b>GRUZ-P11</b>	Enable new marae and papakāinga housing to be established where effects can be managed onsite.

Working draft

# Rules

## Guidance Notes:

1. The extent of the Highly Productive Land in the Manawātū District is shown in GRUZ-APP1 with a clearer map available here: [mdc.govt.nz/dpreview](http://mdc.govt.nz/dpreview).
2. The Resource Management (Stock Exclusion) Regulations 2020 and the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 have rules that apply to farming activities. In particular, excluding stock from lakes, rivers and wetlands, feedlots and other stockholding areas, agricultural intensification, farm conversions, winter grazing and pugging. Plan users must also check the above Regulations which may also apply to their land/activities.
3. For plantation forestry, the National Environmental Standards for Plantation Forestry apply. Users should refer to these standards for activities involving plantation forestry in the District. In the event of a conflict between the Standards and the Plan, the provisions of the National Environmental Standard override the District Plan. Any subsequent revisions to the National Environmental Standards for Plantation Forestry will also apply.
4. Activities involving earthworks, damming, diversion, stormwater discharges and indigenous biodiversity are also regulated by the Manawatu-Wanganui Regional Council and a resource consent may be required under the rules of the One Plan.
5. Compliance is also required with Part 2 – District-Wide Matters of this District Plan.
6. Activities within the Floodway Overlay, Flood Hazard Avoidance Overlay, Flood Hazard Mitigation Overlay are managed by rules in the Natural Hazards Chapter. Rules relating to hazard sensitive activities and less hazard sensitive activities are managed by the Natural Hazards Chapter not the General Rural Zone.

## GRUZ-R1 – Farming and ancillary activities on land that is not highly productive land

**GRUZ-R1.1**      **Activity Status: Permitted, except as provided for by GRUZ-R2, GRUZ-R5 or GRUZ-R6**

Where: Compliance is achieved with:

GRUZ-ST6 – Effluent setback

GRUZ-ST15 – Noise

**GRUZ-R1.2**      **Activity Status: Restricted Discretionary**

Where: Compliance is not achieved with any of the standards in GRUZ-R1.1

### Matters of Discretion

	<b>GRUZ-MD1</b>	Setbacks
	<b>GRUZ-MD2</b>	Effects beyond the property boundary

### **GRUZ-R2 – Accessory Buildings and Farm Buildings, including additions and alterations on land that is not highly productive land**

<b>GRUZ-R2.1</b>	<b>Activity Status: Permitted</b> Where: Compliance is achieved with: GRUZ-ST1 – Accessory Building and Farm Building Separation Distances GRUZ-ST11 – Height GRUZ-ST12 – Access	
<b>GRUZ-R2.2</b>	<b>Activity Status: Restricted Discretionary</b> Where: Compliance is not achieved with any of the standards in GRUZ-R2.1 <b>Matters of Discretion</b>	
	<b>GRUZ-MD3</b>	Setbacks
	<b>GRUZ-MD4</b>	Building site and location
	<b>GRUZ-MD5</b>	Effects beyond the property boundary

### **GRUZ-R3 – Land Based Primary Production on highly productive land**

<b>GRUZ-R3.1</b>	<b>Activity Status: Permitted, except as provided for by GRUZ-R4, GRUZ-R5 or GRUZ-R6</b> Where: Compliance is achieved with: GRUZ-ST6 – Effluent setback GRUZ-ST15 – Noise	
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<b>GRUZ-R3.2</b>	<b>Activity Status: Restricted Discretionary</b>	
	Where: Compliance is not achieved with any of the standards in GRUZ-R3.1	
	<b>Matters of Discretion</b>	
	<b>GRUZ-MD6</b>	Setbacks
	<b>GRUZ-MD7</b>	Effects beyond the property boundary

## GRUZ-R4 – Supporting activities, farm buildings, including additions and alterations on highly productive land

<b>GRUZ-R4.1</b>	<b>Activity Status: Permitted</b>	
	Where: Compliance is achieved with:	
	GRUZ-ST1 – Accessory Building and Farm Building Separation Distances	
	GRUZ-ST11 – Height	
	GRUZ-ST12 – Access	
<b>GRUZ-R4.2</b>	<b>Activity Status: Restricted Discretionary</b>	
	Where: Compliance is not achieved with any of the standards in GRUZ-R4.1	
	<b>Matters of Discretion</b>	
	<b>GRUZ-MD8</b>	Setbacks
	<b>GRUZ-MD9</b>	Building site and location
	<b>GRUZ-MD10</b>	Effects beyond the property boundary

## GRUZ-R5 – Extensive Pig Farming

<b>GRUZ-R5.1</b>	<b>Activity Status: Permitted</b>	
	Where: Compliance is achieved with:	
	GRUZ-ST2 – Scale of Extensive Pig Farming	



<b>GRUZ-R5.2</b>	<b>Activity Status: Discretionary</b> Where: Compliance is not achieved with any of the standards in GRUZ-R5.1
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## GRUZ-R6 – Intensive Indoor and Outdoor Farming

<b>GRUZ-R6.1</b>	<b>Activity Status: Permitted</b>  <b>GRUZ-R6.1.1</b> Intensive Indoor Farming on land that is not on highly productive land  Where: Compliance is achieved with: GRUZ-ST3 – Intensive Indoor and Outdoor Farming Setback GRUZ-ST4 – Intensive Indoor and Outdoor Farming Location Plan GRUZ-ST6 – Effluent setback
<b>GRUZ-R6.2</b>	<b>Activity Status: Discretionary</b>  <b>GRUZ-R6.2.1</b> Compliance is not achieved with any of the standards in GRUZ-R6.1  <b>GRUZ-R6.2.2</b> Intensive Outdoor Farming on land that is not highly productive land
<b>GRUZ-R6.3</b>	<b>Activity Status: Non-Complying</b> Where: Intensive Indoor Farming and Intensive Outdoor Farming on highly productive land

## GRUZ-R7 – Shelter Belts

<b>GRUZ-R7.1</b>	<b>Activity Status: Permitted</b> Where: Compliance is achieved with: GRUZ-ST5 – Shelter Belt Setback
<b>GRUZ-R7.2</b>	<b>Activity Status: Discretionary</b> Where: Compliance is not achieved with GRUZ-R7.1

## GRUZ-R8 - Residential Units, including additions and alterations on highly productive land<sup>1</sup>

GRUZ-R8.1	<b>Activity Status: Permitted</b>	
	<b>GRUZ-R8.1.1</b>	Up to two residential units and one minor residential unit on a site where there is a base lot of 16 ha or higher <i>as at operative date</i>
	<b>GRUZ-R8.1.2</b>	One residential unit and one minor residential unit on a site where the base lot is under 16 ha as at <i>operative date</i>
<p>Where: Compliance is achieved with:</p> <p>GRUZ-ST7 – Residential Unit Separation Distances</p> <p>GRUZ-ST8 – Minor Residential Unit</p> <p>GRUZ-ST9 – Suitable building site</p> <p>GRUZ-ST10 – Overland flow path</p> <p>GRUZ-ST11 – Height</p> <p>GRUZ-ST12 – Access</p> <p>GRUZ-ST13 – Firefighting</p> <p>GRUZ-ST14 – Wastewater</p> <p>GRUZ-ST15 – Noise</p> <p>GRUZ-ST19 – Railway line noise insulation</p> <p>GRUZ-ST20 – State highway noise insulation</p> <p>The following additional performance standards apply to residential units and minor residential units in the Inner or Outer Control Area (refer GRUZ-APP2):</p> <p>GRUZ-ST16 – Air Noise Area Design Report</p> <p>GRUZ-ST17 – Air Noise Area Ventilation</p> <p>GRUZ-ST18 – External Sound Insulation: Inner and Outer Control Area</p>		
GRUZ-R8.2	<b>Activity Status: Non-Complying Activity</b>	
	<b>GRUZ-R8.2.1</b>	Compliance is not achieved with any of the standards in GRUZ-R8.1

<sup>1</sup> Refer GRUZ-APP1 for the extent of highly productive land in the District, or view a clearer map here: [mdc.govt.nz/dpreview](http://mdc.govt.nz/dpreview)

	<b>GRUZ-R8.2.2</b>	Alterations and additions of noise sensitive buildings on sites within the Air Noise Area identified in GRUZ-APP2, provided that the building was legally established prior to <i>[operative date]</i>
	<b>GRUZ-R8.2.3</b>	The activity is not otherwise provided for
<b>GRUZ-R8.3</b>	<b>Activity Status: Prohibited</b>	
	<b>GRUZ-R8.3.1</b>	New Residential Units within the Air Noise Area at Feilding Aerodrome

### GRUZ-R9 – Residential Units, including additions and alterations on land that is not highly productive land

<b>GRUZ-R9.1</b>	<b>Activity Status: Permitted</b>	
	Where: Up to two residential units and one minor residential unit on a site	
	Where: Compliance is achieved with:	
	GRUZ-ST7 – Residential Unit Separation Distances	
	GRUZ-ST8 – Minor Residential Unit	
	GRUZ-ST9 – Suitable building site	
	GRUZ-ST10 – Overland flow path	
	GRUZ-ST11 – Height	
	GRUZ-ST12 – Access	
	GRUZ-ST13 – Firefighting	
	GRUZ-ST14 – Wastewater	
	GRUZ-ST15 – Noise	
	GRUZ-ST19 – Railway line noise insulation	
	GRUZ-ST20 – State highway noise insulation	
	The following additional performance standards apply to residential units and minor residential units in the Inner or Outer Control Area (refer GRUZ-APP2):	
	GRUZ-ST16 – Air Noise Area Design Report	
	GRUZ-ST17 – Air Noise Area Ventilation	
	GRUZ-ST18 – External Sound Insulation: Inner and Outer Control Area	
<b>GRUZ-R9.2</b>	<b>Activity Status: Restricted Discretionary</b>	

	Where: Compliance for GRUZ-R9.1 is not achieved with:	
	GRUZ-ST7 – Residential Unit Separation Distances	
	GRUZ-ST8 – Minor Residential Unit	
	GRUZ-ST9 – Suitable building site	
	GRUZ-ST10 – Overland flow path	
	GRUZ-ST11 – Height	
	GRUZ-ST12 – Access	
	GRUZ-ST13 – Firefighting	
	GRUZ-ST14 – Wastewater	
	GRUZ-ST15 – Noise	
	GRUZ-ST19 – Railway line noise insulation	
	GRUZ-ST20 – State highway noise insulation	
	<b>Matters of Discretion</b>	
	<b>GRUZ-MD11</b>	Setbacks and separation distances
	<b>GRUZ-MD12</b>	Effects beyond the property boundary
	<b>GRUZ-MD13</b>	Safe and efficiency transport networks
<b>GRUZ-R9.3</b>	<b>Activity Status: Discretionary</b>	
	<b>GRUZ-R9.3.1</b>	More than three residential units and minor residential units on a site; or
	<b>GRUZ-R9.3.2</b>	Compliance is not achieved with GRUZ-ST16 – Air Noise Area Design Report, GRUZ-ST17 – Air Noise Area Ventilation, GRUZ-ST18 – External Sound Insulation: Inner and Outer Control Area

## GRUZ-R10 – Papakāinga Housing

<b>GRUZ-R10.1</b>	<b>Activity Status: Permitted</b>	
	<b>GRUZ-R10.1.1</b>	On Specified Māori Land

	<b>GRUZ-R10.1.2</b> Up to two residential units and one minor residential unit on a site on land not Specified Māori Land
	<p>Where compliance is achieved with:</p> <p>GRUZ-ST7 – Residential Unit Separation Distances</p> <p>GRUZ-ST8 – Minor Residential Unit</p> <p>GRUZ-ST9 – Suitable building site</p> <p>GRUZ-ST10 – Overland flow path</p> <p>GRUZ-ST11 – Height</p> <p>GRUZ-ST12 – Access</p> <p>GRUZ-ST13 – Firefighting</p> <p>GRUZ-ST14 – Wastewater</p> <p>GRUZ-ST15 – Noise</p> <p>GRUZ-ST19 – Railway line noise insulation</p> <p>GRUZ-ST20 – State highway noise insulation</p> <p>The following additional performance standards apply to residential units and minor residential units in the Inner or Outer Control Area (refer GRUZ-APP2):</p> <p>GRUZ-ST16 – Air Noise Area Design Report</p> <p>GRUZ-ST17 – Air Noise Area Ventilation</p> <p>GRUZ-ST18 – External Sound Insulation: Inner and Outer Control Area</p>
<b>GRUZ-R10.2</b>	<p><b>Activity Status: Restricted Discretionary</b></p> <p>Where: Papakāinga housing where compliance is not achieved with one or more of the standards listed in GRUZ-R10.1.</p> <p><b>Matters of Discretion:</b></p> <p><b>GRUZ-MD14</b> Degree of non-compliance with the relevant standards listed in GRUZ-R10.1.</p>
<b>GRUZ-R10.3</b>	<p><b>Activity Status: Discretionary</b></p> <p>Where: Three or more Residential Units on land that is not Specified Māori Land</p>

## GRUZ-R11 –Existing Marae and additions and extensions

<b>GRUZ-R11.1</b>	<p><b>Activity Status: Permitted</b></p> <p>Where Compliance is achieved with</p>
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	<p>GRUZ-ST7 – Residential Unit Separation Distances</p> <p>GRUZ-S9 – Suitable building site</p> <p>GRUZ-S10 – Overland flow path</p> <p>GRUZ-S11 – Height</p> <p>GRUZ-S12 – Access</p> <p>GRUZ-S13 – Firefighting</p> <p>GRUZ-S14 – Wastewater</p> <p>GRUZ-S15 – Noise</p> <p>GRUZ-S19 – Railway line noise insulation</p> <p>GRUZ-S20 – State Highway noise insulation</p> <p>The following additional performance standards apply to Marae in the Inner or Outer Control Area (refer GRUZ-APP2):</p> <p>GRUZ-S16 – Air Noise Area Design Report</p> <p>GRUZ-S17 – Air Noise Area Ventilation</p> <p>GRUZ-S18 – External Sound Insulation: Inner and Outer Control Area</p>		
<b>GRUZ-R11.2</b>	<p><b>Activity Status: Restricted Discretionary</b></p> <p>Where: Compliance is not achieved with one or more of the standards listed in GRUZ-R11.1.</p> <p><b>Matters of Discretion:</b></p> <table> <tr> <td><b>GRUZ-MD15</b></td><td>Degree of noncompliance with the relevant standards listed in GRUZ-R11.1.</td></tr> </table>	<b>GRUZ-MD15</b>	Degree of noncompliance with the relevant standards listed in GRUZ-R11.1.
<b>GRUZ-MD15</b>	Degree of noncompliance with the relevant standards listed in GRUZ-R11.1.		

## GRUZ-R12 – Reserves, Open Space and Scenic Reserves

### GRUZ-R12.1 Activity Status: Permitted Activity

## GRUZ-R13 – Rural Retail

### GRUZ-R13.1 Activity Status: Permitted Activity

Where: Compliance is achieved with

GRUZ-ST11 – Height

	GRUZ-ST12 – Access GRUZ-ST15 – Noise GRUZ-ST21 – Rural Retail Separation Distances
<b>GRUZ-R13.2</b>	<b>Activity Status: Discretionary</b> Where: Compliance is not achieved with GRUZ-ST11 – Height, GRUZ-ST12 – Access, GRUZ-ST15 – Noise, GRUZ-ST21 – Rural Retail Separation Distances
<b>GRUZ-R13.3</b>	<b>Activity Status: Non-Complying</b> Where: On highly productive land where the products sold are not grown or produced onsite.

### **GRUZ-R14 – Rural Industry, including farm contractor depots and rural transport operators**

<b>GRUZ-R14.1</b>	<b>Activity Status: Discretionary</b> Where: On land that is not highly productive land
<b>GRUZ-R14.2</b>	<b>Activity Status: Non-Complying</b> Where: On highly productive land

### **GRUZ-R15 – Cemeteries, crematoria and Urupā**

<b>GRUZ-R15.1</b>	<b>Activity Status: Permitted</b> Where: On land that is not highly productive land
<b>GRUZ-R15.2</b>	<b>Activity Status: Non-Complying</b> Where: On highly productive land

### **GRUZ-R16 – Temporary Military Training Activities**

<b>GRUZ-R16.1</b>	<b>Activity Status: Permitted</b> Where: On land that is not highly productive land Where: Compliance is achieved with: GRUZ-ST22 – Temporary Military Training Activities – Building and Structures
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	GRUZ-ST23 – Temporary Military Training Activities – Excavations and Alterations to Landform GRUZ-ST24 – Temporary Military Training Activities – Duration and Frequency of Activities GRUZ-ST25 – Temporary Military Training Activities – Noise
<b>GRUZ-R16.2</b>	<b>Activity Status: Discretionary</b> Where: Compliance is not achieved with any of the standards in GRUZ-R16.1
<b>GRUZ-R16.3</b>	<b>Activity Status: Non-Complying</b> Where: On highly productive land

### GRUZ-R17 – Activities in the National Grid Yard

<b>GRUZ-R17.1</b>	<b>Activity Status: Permitted</b>
<b>GRUZ-R17.1.1</b>	Any building which is a Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid
<b>GRUZ-R17.1.2</b>	Fences and structures
<b>GRUZ-R17.1.3</b>	Any farm building except for a milking/dairy shed, commercial glasshouses, or buildings associated with intensive farming
<b>GRUZ-R17.1.4</b>	Official sign required by law or provided by any statutory body in accordance with its powers under any law
	Where: Compliance is achieved with: GRUZ-ST28 – National Grid Yard
<b>GRUZ-R17.2</b>	<b>Activity Status: Discretionary</b>
<b>GRUZ-R17.2.1</b>	Compliance is not achieved with GRUZ-R17.1
<b>GRUZ-R17.2.2</b>	The activity is not otherwise provided for by GRUZ-R17.1



### GRUZ-R18 – Any activity not otherwise provided for on land that is not highly productive land

**GRUZ-R18.1** Activity Status: Discretionary

### GRUZ-R19 – Any activity not otherwise provided for on highly productive land

**GRUZ-R19.1** Activity Status: Non-Complying

## Standards – General Rural Zone

<b>GRUZ-ST1</b>	<b>Accessory Building and Farm Building Separation Distances</b>	
	<b>Accessory building to the residential activity:</b>	
	<b>GRUZ-ST1.1</b>	Accessory building to the residential activity on site, where the structure is less than 4m in height and with gross floor area of 100m <sup>2</sup> or less – a minimum of 1.5m from side and rear boundaries, 10m from the road frontage boundary.
	<b>Accessory building to the farming activity:</b>	
	<b>GRUZ-ST1.2</b>	Farm buildings less than 30m <sup>2</sup> in size – 1.5m from all boundaries
	<b>GRUZ-ST1.3</b>	Farm buildings, excluding intensive indoor or outdoor farming, greater than 30m <sup>2</sup> in size – a minimum of 20m from any boundary.
	<b>GRUZ-ST1.4</b>	Milking shed – 100 m from any residential or village zone and 30m from any boundary.
	<b>GRUZ-ST1.5</b>	Silage pit or silage stack – 100m from any residential unit on another property or the Residential or Village Zone.

	<b>GRUZ-ST1.6</b>	All buildings must be 10m clear of the top edge of any public drain or waterbody.
<b>GRUZ-ST2</b>	<b>Scale of Extensive Pig Farming</b> – No more than 25 weaned pigs or 6 sows on the site at any one time.	
<b>GRUZ-ST3</b>	<b>Intensive Indoor and Outdoor Farming Setback</b>	
	<b>GRUZ-ST3.1</b>	<b>Buildings housing livestock</b> – All paddocks, hard-stand areas, structures, buildings used to house stock, and wastewater treatment systems associated with intensive indoor or outdoor farming, must be located a minimum distance of 500m from any residential unit on an adjoining site, and 1km from any Residential or Village zone.
	<b>GRUZ-ST3.2</b>	<b>Buildings housing horticulture</b> – All buildings used in the production of horticulture must be set back 30m from all boundaries
<b>GRUZ-ST4</b>	<b>Intensive Indoor and Outdoor Farming Location Plan</b> – Intensive farming involving livestock must be undertaken in accordance with a detailed site management plan showing the location of all paddocks, hard-stand areas, structures or buildings used to house stock, and wastewater treatment systems associated with the intensive farming. This plan must be provided to the Manawātū District Council prior to the activity establishing. An updated plan must be provided to the Manawātū District Council if the activity changes or expands.	
<b>GRUZ-ST5</b>	<b>Shelter Belt Setback</b> – Shelter belts must not be planted within whatever setback is the furthest away from the boundary to achieve:	
	<b>GRUZ-ST5.1</b>	10m from the boundary of any adjoining property that is not owned by the owner of the shelter belt
	<b>GRUZ-ST5.2</b>	30m from a residential unit on another property or a property with a residential zoning
	<b>GRUZ-ST5.3</b>	A distance where when fully grown the shelter belt would shade a residential unit or paved public road between 10am and 2pm on the shortest day of the year, except where topography already causes shading

	<b>GRUZ-ST5.4</b>	10m of a significant natural area as identified under Horizons Regional Council One Plan – Schedule F Indigenous Biological Diversity
	<b>GRUZ-ST5.5</b>	30m of the centre of any intersection where the shelter belt might obstruct vehicle sight lines

**Guidance Note:** For plantation forestry, the National Environmental Standards for Plantation Forestry apply. Users should refer to those standards for activities involving plantation forestry in the District. In the event of a conflict between the Standards and the Plan, the provisions of the National Environmental Standard override the District Plan. Any subsequent revisions to the National Environmental Standards for Plantation Forestry will also apply.

<b>GRUZ-ST6</b>	<b>Effluent Setback</b> – All effluent ponds or effluent storage for on-farm waste disposal must meet the following minimum separation distances:	
	<b>GRUZ-ST6.1</b>	300m from any property zoned Residential or Village
	<b>GRUZ-ST6.2</b>	150m from any residential unit on an adjoining site
	<b>GRUZ-ST6.3</b>	55m from any road boundary
	<b>GRUZ-ST6.4</b>	80m from any other boundary
<b>GRUZ-ST7</b>	<b>Residential Unit Separation Distances</b>	
	<b>GRUZ-ST7.1</b>	A minimum separation of 15m from all boundaries
	<b>GRUZ-ST7.2</b>	A minimum separation of 500m from Intensive Indoor or Outdoor Farming
	<b>GRUZ-ST7.3</b>	A minimum separation of 500m from permanent Quarrying Activities
	<b>GRUZ-ST7.4</b>	A minimum separation of 500m from Rural Industry
	<b>GRUZ-ST7.5</b>	A minimum separation distance of 150m from existing farm effluent ponds

	<b>GRUZ-ST7.6</b>	A minimum separation distance of 10m from the top edge of any public drain or waterbody
	<b>GRUZ-ST7.7</b>	A minimum separation distance of 30m from the nearest edge of the railway track
	<b>GRUZ-ST7.8</b>	A minimum separation distance of 40m from a State Highway
<b>GRUZ-ST8</b>	<b>Minor Residential Unit</b>	
	<b>GRUZ-ST8.1</b>	A gross floor area of 70m <sup>2</sup> or less (excluding attached garaging/carport up to 18m <sup>2</sup> and any sized decks and verandas)
	<b>GRUZ-ST8.2</b>	Must be located within 30m from the residential unit on the site.
	<b>GRUZ-ST8.3</b>	A minimum separation distance of 10m from the top edge of any public drain or waterbody
	<b>GRUZ-ST8.4</b>	Access must be shared with the access to the main residential unit on the same site.
	<b>GRUZ-ST8.5</b>	There is no more than one minor residential unit to one residential unit.
<b>Guidance Notes:</b> <ol style="list-style-type: none"> <li>Where a minor residential unit is greater than the size limit identified above, the activity is considered a Residential Unit and the Residential Unit Rules (GRUZ-R8 and GRUZ-R9) apply.</li> <li>Where two units are connected via a breeze way or covered structure the buildings will be considered as two residential units.</li> </ol>		
<b>GRUZ-ST9</b>	<b>Suitable building site</b> – An area where a residential unit could be erected with associated effluent and stormwater disposal systems that are not within an overland flow path or down the side of a gully. A suitable residential unit site must also comply with the following standards:  GRUZ-S1 – Accessory Buildings and Farm Building Separation  GRUZ-S7 – Residential Unit Separation Distances	

	GRUZ-S8 – Minor Residential Unit GRUZ-S10 – Overland flow path	
GRUZ-ST10	<b>Overland flow path</b>	
	GRUZ-ST10.1	No residential unit or minor residential unit can be located within a known overland flow path.
	GRUZ-ST10.2	No wastewater disposal site can be located within a known overland flow path, or down the side of a gully.
GRUZ-ST11	<b>Height</b>	
	GRUZ-ST11.1	Maximum Height – 20m
	GRUZ-ST11.2	No part of any building, structure, mast, tree or other object shall penetrate any of the climb surfaces, transitional surfaces, horizontal surfaces or conical surfaces associated with Palmerston North Airport or Feilding Aerodrome (refer GRUZ-APP3). Where two or more surfaces intersect, the lower shall apply.
	GRUZ-ST11.3	Height controls also apply in the vicinity of Ohakea Airforce Base (Refer DES-APP1).
GRUZ-ST12	<b>Access</b> – Compliance with TR-R2.	
GRUZ-ST13	<b>Firefighting</b> – A firefighting water supply is provided for all residential units that is:	
	GRUZ-ST13.1	Accessible to firefighting equipment; and
	GRUZ-ST13.2	Located between 6 metres and 90 metres of the residential unit, and either;
		GRUZ-ST13.2.1 Stores at least 45,000L or
		GRUZ-ST13.2.2 Provides a flow of water at least 25L/s for 30 minutes
GRUZ-ST14	<b>Wastewater</b> – where sewage is to be disposed of to ground, that area must not be:	

	<b>GRUZ-ST14.1</b>	Subject to instability
	<b>GRUZ-ST14.2</b>	Subject to inundation
	<b>GRUZ-ST14.3</b>	Discharged down a gully
	<b>GRUZ-ST14.4</b>	Used for the disposal of stormwater
<b>GRUZ-ST15</b>	<b>Noise</b> – Compliance with NOISE-ST1 – NOISE-ST4	
<b>GRUZ-ST16</b>	<b>Air Noise Area Design Report</b> – Within the Inner or Outer Control Area at Palmerston North Airport and the Outer Control Area at Feilding Aerodrome identified in GRUZ-APP2, all habitable rooms must be designed, constructed and maintained in accordance with an acoustic design certificate from a suitably qualified and experienced acoustic engineer stating that the proposed design will achieve compliance with the requirements of performance standard GRUZ-ST18.	
<b>GRUZ-ST17</b>	<b>Air Noise Area Ventilation</b> – Within the Inner or Outer Control Area at Palmerston North Airport and the Outer Control Area at Feilding Aerodrome identified in GRUZ-APP2, where noise levels cannot be met with ventilating windows open, a ventilation system must be installed in the habitable room(s). The ventilation system must achieve the requirement of Clause G4 of the New Zealand Building Code but assuming the ventilating windows must remain closed.	
<b>GRUZ-ST18</b>	<b>External Sound Insulation: Inner and Outer Control Area</b> – In the Inner and Outer Control Area at Palmerston North Airport and the Outer Control Area at Feilding Aerodrome identified in GRUZ-APP2, any habitable room within a new building must be designed, constructed and maintained to meet an internal noise level of 40dB L <sub>dn</sub> with ventilating windows open.	
<b>GRUZ-ST19</b>	<b>Railway Line Noise Insulation</b>	
	<b>GRUZ-S19.1</b>	No noise sensitive activity can locate within 30 metres of the nearest edge of the railway track.
	<b>GRUZ-ST19.2</b>	Between 30 metres and 70 metres of the nearest edge of the railway track noise sensitive activities must achieve:

		<b>GRUZ-ST19.2.1</b>	Any habitable room within a new building must be designed, constructed, and maintained to meet an internal noise level of 35 dB $L_{Aeq(1h)}$ inside bedrooms with ventilating windows open.
		<b>GRUZ-ST19.2.2</b>	Any habitable room within a new building must be designed, constructed, and maintained to meet an internal noise level of 40 dB $L_{Aeq(1h)}$ inside other habitable rooms with ventilating windows open.
		<b>GRUZ-ST19.2.3</b>	Compliance with ST19.2.1 above is achieved if, prior to the construction of any new building containing a habitable room, an acoustic design certificate from a suitably qualified and experienced acoustic engineer is provided to the Council which certifies that the proposed design and construction of the building will achieve the internal sound levels. The building shall be designed, constructed and maintained in accordance with the design certificate.
		<b>GRUZ-ST19.2.4</b>	Where the noise levels specified in ST19.2.1 above cannot be met with ventilating windows open, a ventilation system must be installed in the habitable room(s). The ventilation system must achieve the requirement of Clause G4 of the New Zealand Building Code but assuming the ventilating windows must remain closed.
<b>GRUZ-ST20</b>	<b>State Highway Noise Insulation</b>		
	<b>GRUZ-ST20.1</b>	No noise sensitive activity can locate within 40 metres of the nearside carriageway edge of State highway 1, 3, or 54 (measured from the nearest painted edge of the carriageway).	
	<b>GRUZ-ST20.2</b>	Between 40 metres and 100 metres from the nearside carriageway edge of State highway 1, 3, or 54 (measured from the nearest painted edge of the carriageway) noise sensitive activities must meet the following:	
		<b>GRUZ-ST20.2.1</b>	Any habitable room within a new building must be designed, constructed, and maintained to

			meet an internal noise level of 40 dB $L_{Aeq(24h)}$ with ventilating windows open.
		<b>GRUZ-ST20.2.2</b>	Compliance with ST20.2.1 above is achieved if, prior to the construction of any building containing a habitable room, an acoustic design certificate from a suitably qualified and experienced acoustic engineer is provided to the Council which certifies that the proposed design and construction of the building will achieve the internal sound levels. The building shall be designed, constructed and maintained in accordance with the design certificate.
		<b>GRUZ-ST20.2.3</b>	Where the noise levels specified in ST20.2.1 above can not be met with ventilating windows open, a ventilation system must be installed in the habitable room(s). The ventilation system must achieve the requirement of Clause G4 of the New Zealand Building Code but assuming the ventilating windows must remain closed.
<b>GRUZ-ST21</b>	<b>Rural Retail Separation Distances</b> – A minimum of 20m from any side boundary and 10m from the road frontage boundary		
<b>GRUZ-ST22</b>	<b>Temporary Military Training Activities – Building and Structures</b>		
	<b>GRUZ-ST22.1</b>	Any buildings and/or structures erected must be in compliance with the following performance standards: GRUZ-ST1 – Accessory Buildings and Farm Building Separation Distances, GRUZ-ST7 – Residential Unit Separation Distances, GRUZ-ST8 – Minor Residential Unit, GRUZ-ST10 – Overland flow path, GRUZ-ST11 – Height, GRUZ-ST19 – Railway line noise insulation, GRUZ-ST20 – State highway noise insulation; and	
	<b>GRUZ-ST22.2</b>	Any buildings erected in association with the Temporary Military Training Activity must be removed at the conclusion of the activity unless they are in compliance with all relevant rules in this chapter and have the agreement of the landowner to remain onsite.	
<b>GRUZ-ST23</b>	<b>Temporary Military Training Activities – Excavations and Alterations to Landform</b> – Where the activity involves any excavations or alterations to landform, the ground must be reinstated as close as practicable to the condition it was in, prior to its disturbance. The area must be re-grassed.		

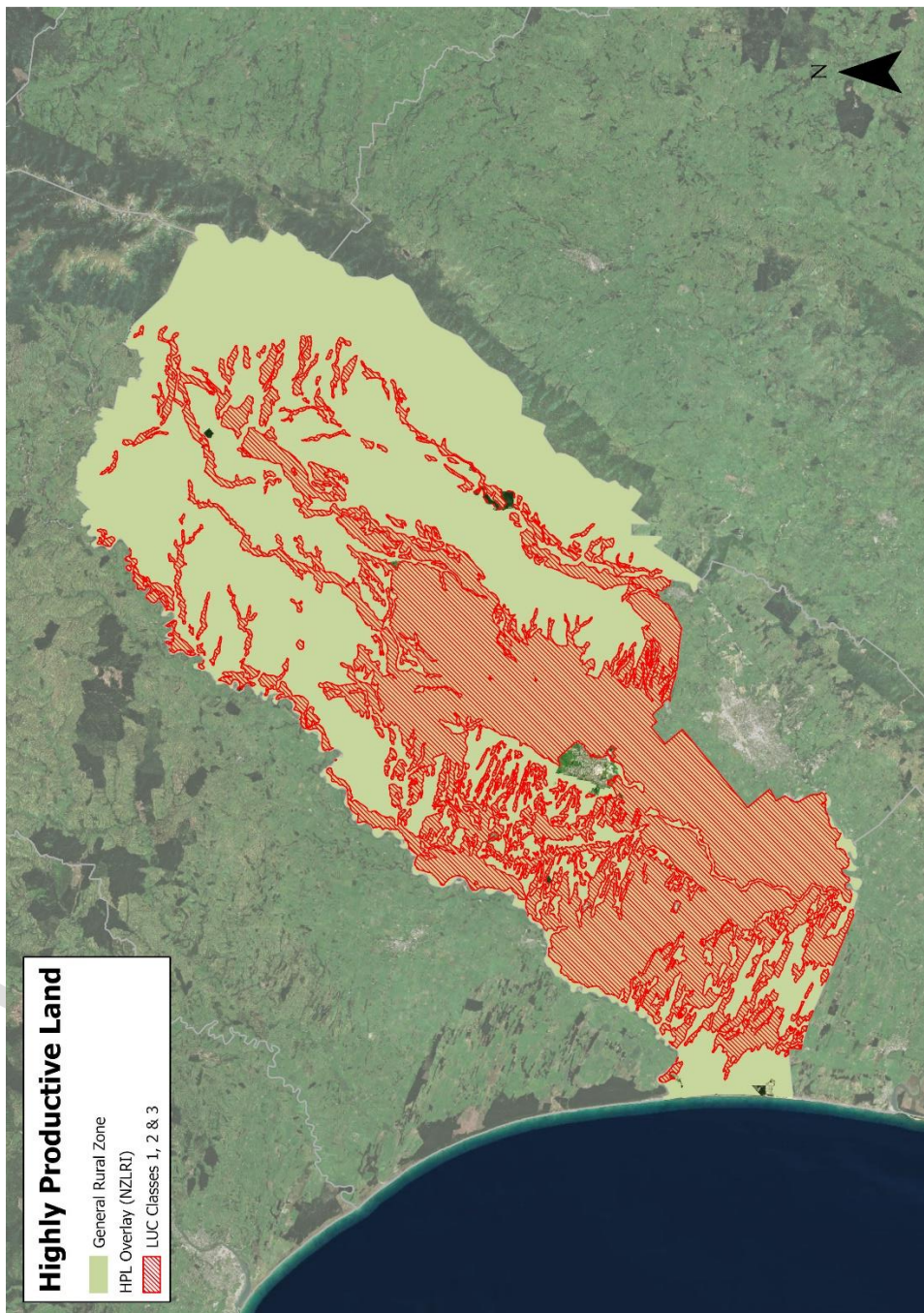


GRUZ-ST24	<b>Temporary Military Training Activities – Duration and Frequency of Activities</b> – The activity is limited to a period not exceeding 31 days with a period of 7 days allowed for set up prior to the activity and an additional 7 days for takedown after the activity.	
GRUZ-ST25	<b>Temporary Military Training Activities – Noise</b>	
	GRUZ-ST25.1	Mobile Noise Sources - Compliance with Table 2 and Table 3 of NZS 6803:1999 Acoustics – Construction Noise.
	GRUZ-ST25.2	<p>Fixed (Stationary) Noise Sources - Compliance with the following noise limits: Sound emissions from fixed (stationary) noise sources, excluding live firing of weapons and single or multiple explosive events, when measured at any point within any land zoned for residential purposes or at the notional boundary of any noise sensitive activity (other than a site from which noise is emitted or a road), must not exceed the following limits:</p> <p>7:00am – 7:00pm 55dB <math>L_{Aeq}(15 \text{ mins})</math></p> <p>7:00pm to 10:00pm 50dB <math>L_{Aeq}(15 \text{ mins})</math></p> <p>10:00pm – 7:00am 40dB <math>L_{Aeq}(15 \text{ mins})</math></p> <p>Night-time <math>L_{max}</math> 10:00pm – 7:00am 70dBA <math>L_{max}</math></p> <p>Notional boundary is defined as a line 20 metres from any side of a residential unit or the legal boundary where this is closer to the residential unit.</p>
	GRUZ-ST25.3	Live firing of weapons, firing of blank ammunition, single or multiple explosive events – compliance with the following limits:
		<b>GRUZ-ST25.3.1</b> The activity must only occur between 7am – 7pm; and
		<b>GRUZ-ST25.3.2</b> Within any rolling 90-day period, the activity (i.e. TMTA involving live firing of weapons, firing of blank ammunition, single or multiple explosive events) may only occur for a maximum duration of 3 consecutive days at any site; and
		<b>GRUZ-ST25.3.3</b> Within any rolling 90-day period, where more than one such activity occurs, each activity must be located at a distance of at least 2km

			from the previous activity when measured from the boundary of any site on which the activity took place; and
		<b>GRUZ-ST25.3.4</b>	Sound emissions must not exceed 70dBA Lmax measured at the notional boundary of any building housing a noise sensitive activity.
	<b>GRUZ-ST25.4</b>	Sound emissions from any other activity sources must comply with NOISE-ST1 – NOISE-ST4.	
<b>GRUZ-ST26</b>	<b>Signs</b> – Compliance with SIGN-R1, SIGNR2, and SIGN-ST1 – SIGN-ST24		
<b>GRUZ-ST27</b>	<b>Glare</b> – Compliance with TR-ST1 – TR-ST16.		
<b>GRUZ-ST28</b>	<b>National Grid Yard</b> – All buildings and structures must comply with the following conditions:		
	<b>GRUZ-ST28.1</b>	Be located a minimum of 12m from the outer visible edge of a National Grid support structure (tower).	
	<b>GRUZ-ST28.2</b>	Must not exceed 2.5m in height or 10m <sup>2</sup> in area; and	
	<b>GRUZ-ST28.3</b>	Must achieve a minimum vertical clearance of:	
		<b>GRUZ-ST28.3.1</b>	10m below the lowest point of the conductor (wires) associated with any National Grid line; or
		<b>GRUZ-ST28.3.2</b>	Demonstrate compliance with the requirements of NZECP34:2001.
	<b>GRUZ-ST28.4</b>	For existing buildings used for sensitive activities, any additions and alterations must not result in an increase in height or building footprint.	
<b>GRUZ-ST28.5</b>	All fences must be 2.5m in height or less, and located a minimum of 5m from the support structure, network utility structure, road sign or safety sign.		

## GRUZ-APP1 – Highly Productive Land

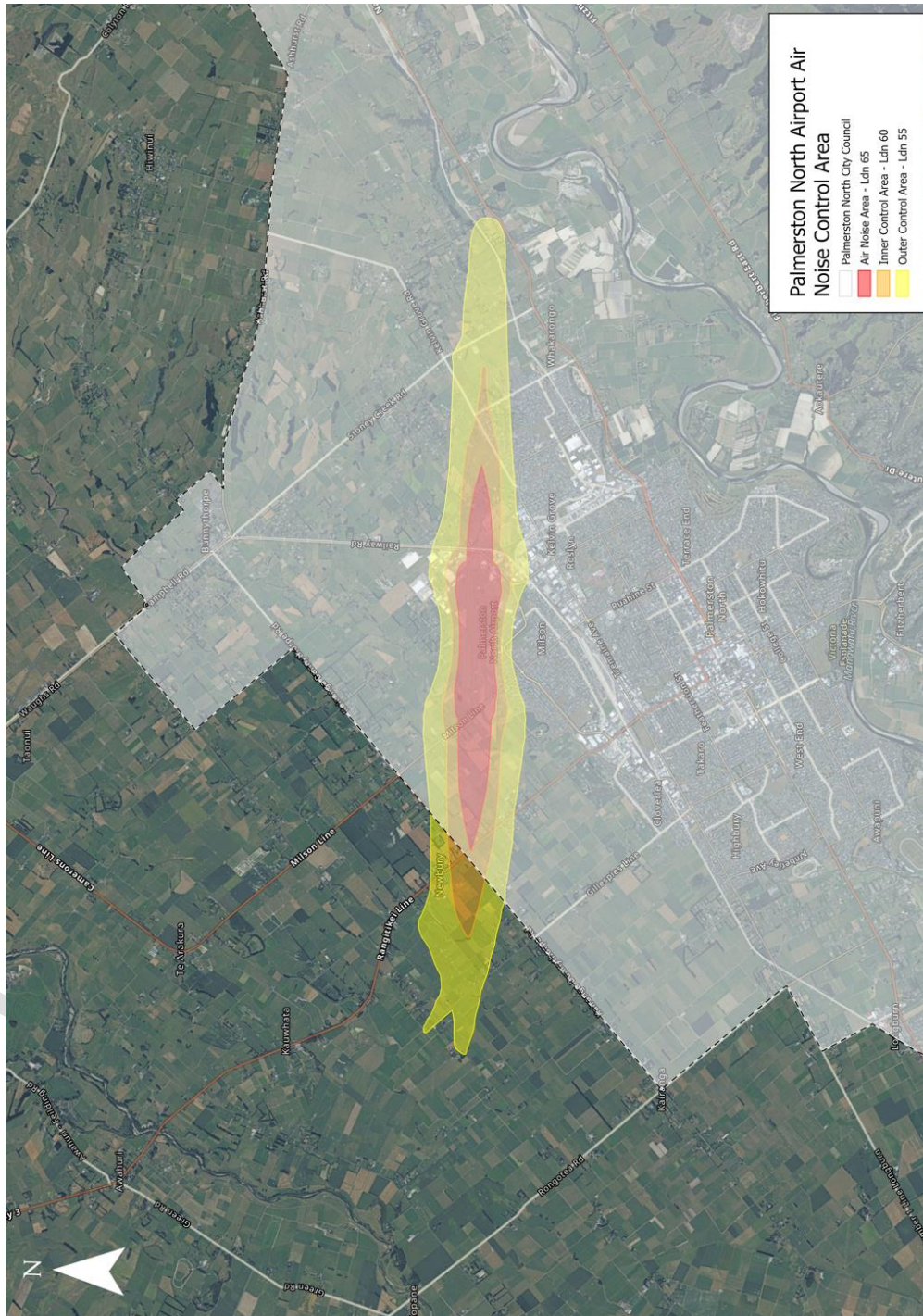
The extent of highly productive land in the Manawātū District is shown below. A more detailed map can be found here: [mdc.govt.nz/dpreview](https://mdc.govt.nz/dpreview)



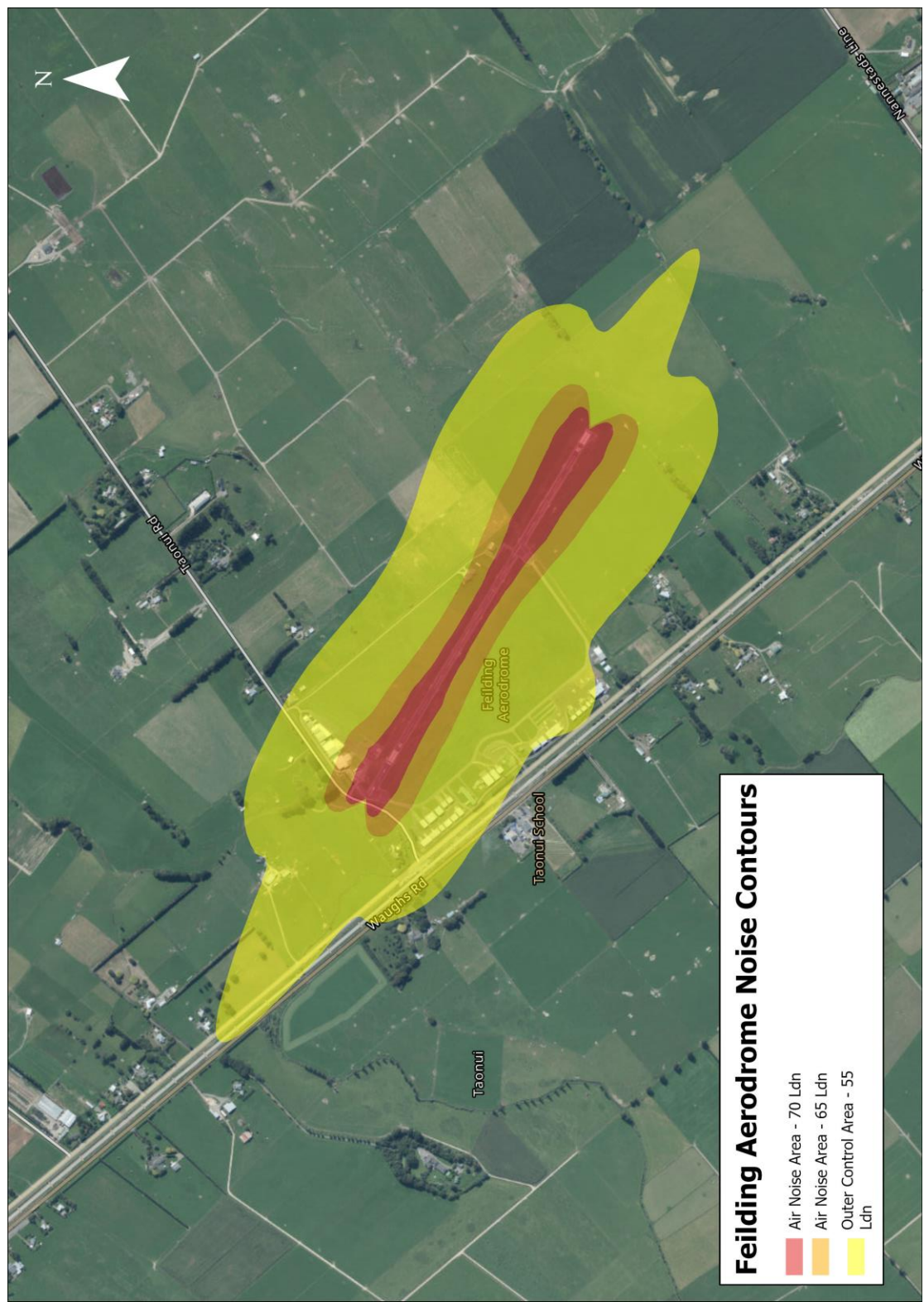


# GRUZ-APP2 – Air Noise Control Area

## Palmerston North Airport



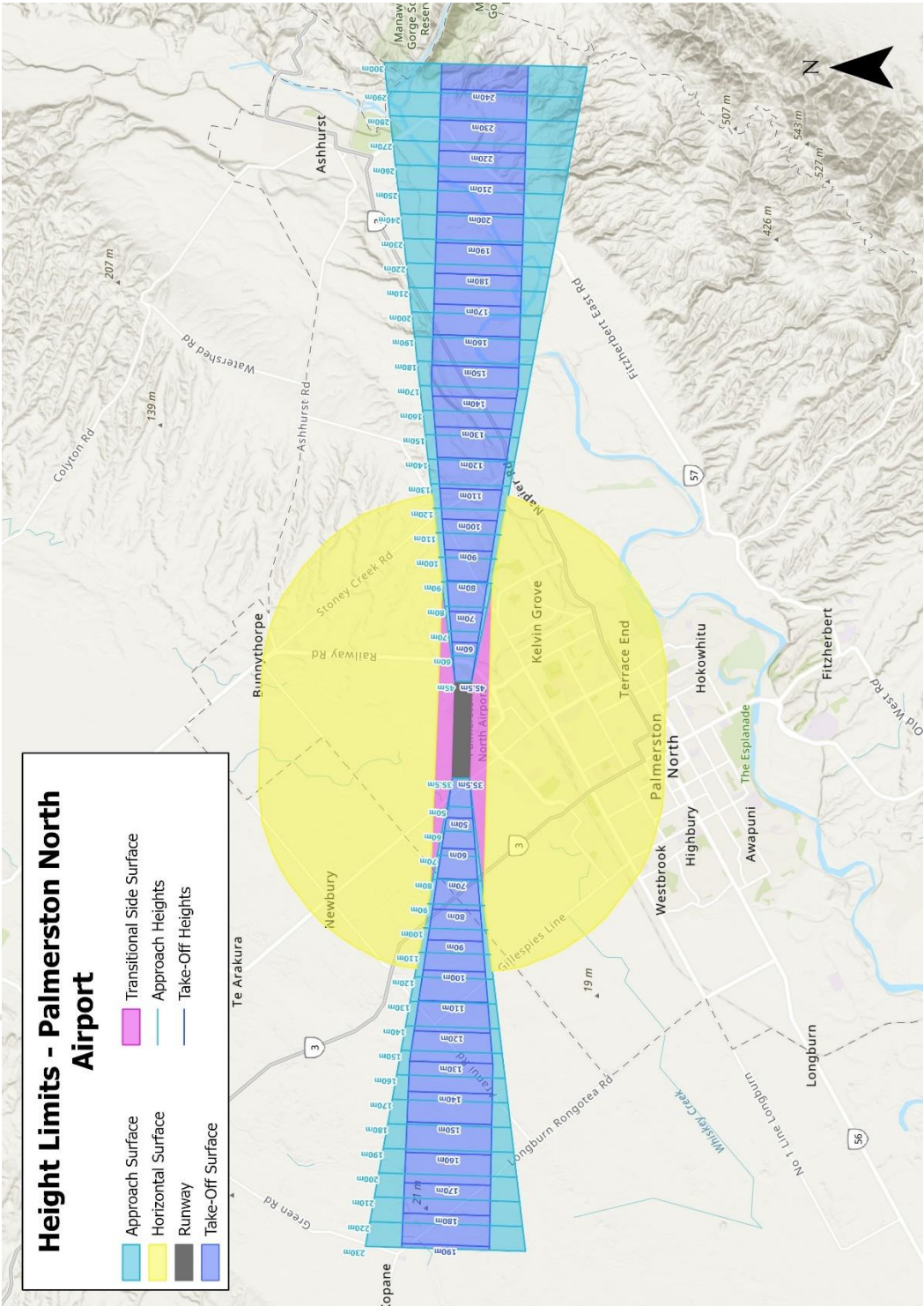
Feilding Aerodrome





# GRUZ-APP3 – Airport Protection Surface

## Palmerston North Airport



## Feilding Aerodrome

