

## **GRUZ – General Rural Zone**

### **Zone Description**

The General Rural Zone covers all the rural land in the district, including the hill and high country, and plains. The zone contains a variety of soil types ranging from highly versatile soils, to those erosion susceptible soils in the high country.

The zone is characterised by low-density rural development and a wide range of rural activities. The rules therefore provide for land holdings with sufficient separation distances retained between neighbours to ensure that a wide range of activities can be undertaken in a compatible manner.

The Council envisages that productive use of land in the General Rural Zone is undertaken in combination with the conservation of indigenous vegetation and the protection of soil resources from degradation and erosion. In addition to the rules stated below, the Canterbury Regional Council also has controls which apply to vegetation clearance or earthworks in the rural area and to activities within coastal hazard areas. Any person wishing to undertake vegetation or earthworks clearance or undertake activities within coastal hazard areas will need to consult the Regional Council on that matter.

### **General**

Kaikōura has a well-established farming industry, based mainly on dairying, beef and sheep farming. There is also some pig, deer and exotic animal farming in the District and a small amount of horticultural activity. The Kaikōura Dairy Factory, New Zealand's smallest, presently produces cheese for export and local sales. The factory is an important asset to the District in terms of its economic significance and quality product.

Commercial forestry occurs to a limited degree within the Kaikōura District.

In addition to traditional farming activities, there is a growing trend towards diversification in rural areas. These activities include a winery, exotic animals, farm stays, restaurants and tourist activities. Diversification also includes a growing interest in organic farming practices and lifestyle blocks which are capable of intensive production.

The District is not particularly rich in minerals. Known mineral deposits include aggregate, bentonite, clay, limestone and greywacke.

While the district does contain a number of challenges in respect of weeds and pests, it should be noted that weed and pest control is a function of the Regional Council.

Key defined terms for this chapter	
Term	Definition
Amenity or Amenity Values	<p>has the same meaning as defined in Section 2 of the Resource Management Act 1991, which at the notification date of this Plan, means:</p> <p><i>"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."</i></p>
Building (NPS)	<p>Means a temporary or permanent movable or immovable physical construction that is:</p> <ul style="list-style-type: none"> <li>a. partially or fully roofed; and</li> <li>b. fixed or located on or in land;</li> </ul> <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p>
Farming Activity	<p>means the use of land and buildings for the primary purpose of the production of vegetative matter including agriculture, viticulture and horticulture and/or commercial livestock, but excludes intensive farming, aquaculture and any residential activity.</p>
<i>Height (NPS)</i>	<p>Means the vertical distance between a specified reference point and the highest part of any feature, structure, or building above that point.</p>
<i>Home business (NPS)</i>	<p>Means a commercial activity that is:</p> <ul style="list-style-type: none"> <li>a. undertaken or operated by at least one resident of the site; and</li> <li>b. incidental to the use of the site for a residential activity.</li> </ul>
<i>Net site area (NPS)</i>	<p>Means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> <li>a. any part of the site that provides legal access to another site;</li> <li>b. any part of a rear site that provides legal access to that site;</li> </ul>

	<p>c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.</p>
<i>Residential activity (NPS)</i>	Means the use of land and building(s) for people’s living accommodation.
Residential Curtilage	means land within a General Rural Zone used principally for residential activities, and includes the residential unit and accessory buildings, parking and manoeuvring areas for residential activities, and outdoor living space, but does not include gardens or landscaping.
<i>Residential unit (NPS)</i>	Means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
<i>Site (NPS)</i>	<p>Means:</p> <ul style="list-style-type: none"> <li>a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or</li> <li>b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or</li> <li>c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or</li> </ul> <p>despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.</p>
Visitor Accommodation (NPS)	Means the land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.

Zone description
<p>Areas used predominantly for primary production activities, including intensive indoor 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.</p>

Cross-references
<p>In addition to the zone chapters, several district-wide and overlay chapters also contain provisions that may be relevant to the General Rural Zone, including:</p> <p>ECO - Ecosystem and Indigenous Biodiversity</p> <p>NFL - Natural Features and Landscapes</p> <p>CE - Coastal Environment</p> <p>TRAN - Transport</p> <p>HH - Historic Heritage</p> <p>EW - Earthworks</p> <p>LIGHT - Light</p> <p>NOISE - Noise</p> <p>SUB - Subdivision</p>

## Issues

GRUZ-I1	Protecting the rural <i>amenity</i> and quality of the rural environment while recognising the "working" rural environment
<p>Unless activities in the rural area are properly managed, they can cause unpleasant conditions for the District's rural residents, and adversely affect the quality of the rural environment.</p>	

## Objectives

<b>GRUZ-O1</b>	<b>Rural <i>amenity</i> and quality of the environment</b>
<p>To encourage and provide for activities that sustain the <i>amenity</i> and environmental values which are part of the rural environment and which maintain and enhance the quality of the rural environment, while recognising that parts of the Rural Zone are also a working environment involving activities such as <i>farming</i> and forestry.</p>	

## Policies

<b>GRUZ-P1</b>	<b>Maintain rural character and <i>amenity</i></b>
<p>To ensure that effects from the scale and siting of development (<i>building height, building setbacks</i> and building density) are managed so that:</p> <ol style="list-style-type: none"> <li>a. development will not unreasonably detract from the privacy or outlook of neighbouring properties.</li> <li>b. <i>sites</i> remain open and with a rural character as viewed from roads;</li> <li>c. the character and scale of <i>buildings</i> is compatible with existing development within the surrounding rural area.</li> <li>d. the effects of an activity on one <i>site</i> do not have a significant adverse effect on activities on another <i>site</i>.</li> </ol>	
<b>GRUZ-P2</b>	<b>Control <i>building</i> colours</b>
<p>To ensure the colour of <i>buildings</i> in rural areas does not detract from the overall visual <i>amenity</i> of the rural environment.</p>	
<b>GRUZ-P3</b>	<b>Retain open rural character</b>
<p>To retain an open and spacious character in the rural areas of the District, with a dominance of open space and plantings over <i>buildings</i>, and where the potential for conflict between activities is minimised.</p>	
<b>GRUZ-P4</b>	<b>Maintain clear rural-urban boundaries</b>

<p>To maintain clear distinctions between urban and rural areas through zoning and the provision of performance standards to assist in protecting the character and quality of the rural area.</p>	
<b>GRUZ-P5</b>	<b>Manage reverse sensitivity effects</b>
<p>To avoid or mitigate the effects of activities that cause unpleasant living or working conditions for people in the rural community, or that have significant adverse effects on the quality of the environment.</p>	
<b>GRUZ-P6</b>	<b>Control works near waterbodies</b>
<p>To avoid, remedy or mitigate the effects of earthworks, vegetation clearance, forestry and the establishment of <i>buildings</i> near rivers, streams, lakes and wetlands, in order to protect: the natural character of these areas; natural conservation, <i>amenity</i> and landscape values; and to maintain or enhance water quality.</p>	
<b>GRUZ-P7</b>	<b>Avoid duplication with Regional Council rules and standards</b>
<p>To recognise the role of the Canterbury Regional Council in controlling activities in policy 6, and to encourage and implement integrated management of those activities to avoid duplication.</p>	
<b>GRUZ-P8</b>	<b>Manage effects of extraction activity</b>
<p>To avoid, remedy or mitigate the adverse effects on the environment associated with gravel extraction and mineral extraction.</p>	
<b>GRUZ-P9</b>	<b>Appropriate rural land uses</b>
<p>To allow rural areas to continue to be used for <i>farming</i>, horticulture and forestry activities and for commercial activities where appropriate.</p>	
<b>GRUZ-P10</b>	<b>Promote Zero Waste policy</b>
<p>To promote Council’s “Zero Waste” policy by promoting and encouraging the reduction, reuse and recycling of unwanted materials.</p>	

## Rules

GRUZ-R1	<b><i>Farming activities</i></b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with GRUZ-S1 to GRUZ-S13</p>
	<p>5. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-S1 to GRUZ-S13</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The matters of discretion of any standard that is not complied with.</p>

GRUZ-R2	<b><i>Residential activities and keeping of domestic livestock</i></b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with GRUZ-S1 to GRUZ-S13</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-S1 to GRUZ-S13</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The matters of discretion of any standard that is not complied with.</p>
	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. A second or subsequent <i>residential unit(s)</i> on any <i>site</i> that cannot comply with GRUZ-S1 to GRUZ-S13</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The matters of discretion of any standard that is not complied with.</p> <p style="padding-left: 40px;">2. Effects on <i>amenity</i> values including noise and visual effects</p> <p style="padding-left: 40px;">3. Any effects on traffic or pedestrian safety</p>

	<ol style="list-style-type: none"> <li>4. Provision for adequate servicing including sewerage disposal and water supply</li> <li>5. Effects on archaeological, cultural or historic sites, or <i>buildings</i></li> <li>6. <i>Site</i> restoration.</li> </ol>
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GRUZ-R3	<i>Home businesses</i>
	<ol style="list-style-type: none"> <li>1. Activity status: Permitted</li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with GRUZ-S1 to GRUZ-S13</li> <li>b. The number of persons employed by the business but living off-site shall be limited to one person.</li> </ol>
	<ol style="list-style-type: none"> <li>2. Activity status: Restricted discretionary</li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with GRUZ-S1 to GRUZ-S13</li> <li>b. Compliance is not achieved with GRUZ-R3(1)(b).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any standard that is not complied with.</li> </ol>

GRUZ-R4	Aquaculture activities
	<ol style="list-style-type: none"> <li>1. Activity status: Permitted</li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with GRUZ-S1 to GRUZ-S13</li> </ol>
	<ol style="list-style-type: none"> <li>2. Activity status: Restricted discretionary</li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with GRUZ-S1 to GRUZ-S13.</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any standard that is not complied with.</li> </ol>



GRUZ-R5	Forestry activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with GRUZ-S1 to GRUZ-S13</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-S1 to GRUZ-S13</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The matters of discretion of any standard that is not complied with.</p>

GRUZ-R6	Any other activity not otherwise listed as a Restricted Discretionary or a Discretionary activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with GRUZ-S1 to GRUZ-S13</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-S1 to GRUZ-S13</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The matters of discretion of any standard that is not complied with.</p>

GRUZ-R7	<i>Visitor accommodation</i>
	<p>1. Activity status: Restricted discretionary.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Effects on <i>amenity</i> values including noise and visual effects</li> <li>2. Any effects on traffic or pedestrian safety</li> <li>3. Provision for adequate servicing including sewerage disposal and water supply</li> </ol>

	<ol style="list-style-type: none"> <li>4. Effects on archaeological, cultural or historic sites, or <i>buildings</i></li> <li>5. <i>Site</i> restoration</li> </ol>
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<b>GRUZ-R8</b>	<b>Intensive farming activities</b>
	<ol style="list-style-type: none"> <li>1. Activity status: Restricted discretionary.</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Effects on <i>amenity</i> values including noise and visual effects</li> <li>2. Any effects on traffic or pedestrian safety</li> <li>3. Provision for adequate servicing including sewerage disposal and water supply</li> <li>4. Effects on archaeological, cultural or historic sites, or <i>buildings</i></li> <li>5. <i>Site</i> restoration</li> </ol>

<b>GRUZ-R9</b>	<b>Take-off or landing of aircraft except for any of the following: emergencies; rescue; firefighting; civil defence; <i>farming</i>; private (non-commercial) use; activities carried out by the New Zealand Defence Force</b>
	<ol style="list-style-type: none"> <li>1. Activity status: Restricted discretionary.</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Effects on <i>amenity</i> values including noise and visual effects</li> <li>2. Any effects on traffic or pedestrian safety</li> <li>3. Provision for adequate servicing including sewerage disposal and water supply</li> <li>4. Effects on archaeological, cultural or historic sites, or <i>buildings</i></li> <li>5. <i>Site</i> restoration</li> </ol>

<b>GRUZ-R10</b>	<b>Industrial activities</b>
	<ol style="list-style-type: none"> <li>1. Activity status: Discretionary.</li> </ol>

<b>GRUZ-R11</b>	<b>Commercial activities, except where listed as a Permitted activity</b>
	<ol style="list-style-type: none"> <li>1. Activity status: Discretionary.</li> </ol>

<b>GRUZ-R12</b>	<b>Mineral prospecting</b>
	1. Activity status: Discretionary.

<b>GRUZ-R13</b>	<b>Mineral extraction</b>
	1. Activity status: Discretionary.

## Standards

<b>GRUZ-S1</b>	<b>Maximum <i>building height</i></b>	
12m, except were located within riparian areas (refer GRUZ-S3)	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>	
<b>GRUZ-S2</b>	<b><i>Residential unit setbacks</i></b>	
<ol style="list-style-type: none"> <li>1. <i>Residential units shall not be located closer than 25m to any other residential unit unless an ancillary residential unit is established in accordance with GRUZ-S4</i></li> <li>2. <i>Buildings which exceed 6m<sup>2</sup> in area and which are not residential units shall not be located closer than 10m to any residential unit on an adjoining site.</i></li> <li>3. <i>Buildings 6m<sup>2</sup> in area or less shall not be located closer than 5m to any residential unit on an adjoining site.</i></li> <li>4. <i>Residential units shall not be located closer than 50 metres to any Commercial Forestry activity unless the written consent of the adjoining property owner is deposited with the Council or unless the forestry land and the residential unit are in the same ownership.</i></li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>	

<p>Exceptions: GRUZ-S2(1) to GRUZ-S2(4) shall not apply in the following circumstances:</p> <p>5. <i>Eaves, porches, chimneys, bay windows, stairways, steps, landings, and balconies may be located within the separation distances subject to the following limits:</i></p> <ul style="list-style-type: none"> <li>a. eaves may intrude into the separation distance by no more than 1m;</li> <li>b. porches and windbreaks opposite a doorway may intrude into the separation distance by no more than 1m;</li> <li>c. bay windows may intrude into the separation distance by no more than 1m parallel to the boundary;</li> <li>d. chimneys may intrude into the separation distance by no more than 1m parallel to the boundary;</li> <li>e. external stairways, landings and un-enclosed balconies may intrude into the separation distance by no more than 1.5m</li> </ul> <p>6. <i>Buildings, other than residential units, designed and/or used for the housing of domestic livestock or other animals shall not be located closer than the following distances from any residential unit.</i></p> <ul style="list-style-type: none"> <li>a. Poultry and other birds: 5.0m</li> <li>b. Dogs: 5.0m</li> <li>c. Pigs: 50m</li> <li>d. Other animals associated with farming: 25m.</li> </ul>	
<p><b>GRUZ-S3</b></p>	<p><b>Density</b></p>

<p>1. Each <i>residential unit</i> shall be located on a <i>site</i> with the following minimum net area:</p> <ul style="list-style-type: none"> <li>a. Outside the areas of Significant or Outstanding Landscape, as identified on the Planning Maps, except in the Kaikōura Peninsula Tourism Zone – 2ha.</li> <li>b. Within the areas of Significant or Outstanding Landscape, as identified on the Planning Maps, except in the Kaikōura Peninsula Tourism Zone – 4ha.</li> </ul> <p>2. Notwithstanding GRUZ-S3(1) an ancillary <i>residential unit</i> may be established in accordance with GRUZ-S4</p> <p>3. On any <i>site</i> with an area greater than the area specified in GRUZ-S3(1) more than one <i>residential unit</i> may be established on that <i>site</i>, provided that:</p> <ul style="list-style-type: none"> <li>a. Each <i>residential unit</i> shall have an associated land area which complies with the performance standards under SUB - Subdivision for the General Rural Zone as if subject to a subdivision, and</li> <li>b. The associated land area incorporating the <i>residential unit</i> has a minimum dimension of 140m, and</li> <li>c. The <i>residential unit</i> shall comply with all the performance standards in this chapter, except where GRUZ-S3(1) does not apply</li> </ul> <p>Exceptions: GRUZ-S3(1) to GRUZ-S3(3) shall not apply to the following:</p> <p>4. One <i>residential unit</i> may be established on any <i>site</i> which doesn't comply with the minimum <i>net site area</i> outlined in this rule where the <i>site</i> existed, or a subdivision</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
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<p>creating the <i>site</i> had been granted, at or before 2nd November 2005.</p>	
<p><b>GRUZ-S4</b></p>	<p><b>Minor residential unit</b></p>
<p>One ancillary residential unit may be established on a rural <i>site</i>, provided that all of the following conditions are met:</p> <ol style="list-style-type: none"> <li>1. The ancillary residential unit is less than 100m<sup>2</sup> in gross floor area,</li> <li>2. The ancillary residential unit is located within 25m of the residential unit on the same <i>site</i></li> <li>3. The ancillary residential unit shall comply with GRUZ-S1 to GRUZ-S13, except for the purposes of GRUZ-R3, one ancillary unit may be established in conjunction with any complying <i>residential unit</i>.</li> <li>4. The use of the ancillary residential unit is incidental to the <i>residential unit</i>, and</li> <li>5. A shared effluent disposal system is utilised for both units.</li> </ol> <p>Note: Where one of more of these conditions cannot be met, the activity is deemed to be a second residential unit on the <i>site</i>. See GRUZ-R2(3).</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>GRUZ-S5</b></p>	<p><b>Residential curtilage</b></p>
<p><i>Residential curtilage</i> shall not exceed 2000m<sup>2</sup> on any <i>site</i>.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>GRUZ-S6</b></p>	<p><b>Road boundary setbacks</b></p>

<p>No <i>building</i> shall be located closer than the following minimum distances to any road boundary:</p> <ol style="list-style-type: none"> <li>1. <i>buildings</i> used for retail sales - 25m;</li> <li>2. <i>all other buildings</i> - 10m</li> </ol> <p>except that this rule does not apply:</p> <ol style="list-style-type: none"> <li>3. <i>where buildings are 6m<sup>2</sup> or less in gross floor area or;</i></li> </ol> <p>Exceptions: GRUZ-S6(1) to GRUZ-S6(3) shall not apply to the following:</p> <ol style="list-style-type: none"> <li>4. <i>eaves may intrude into the separation distance by no more than 1m;</i></li> <li>5. <i>porches and windbreaks opposite a doorway may intrude into the separation distance by no more than 1m;</i></li> <li>6. <i>bay windows may intrude into the separation distance by no more than 1m parallel to the boundary;</i></li> <li>7. <i>chimneys may intrude into the separation distance by no more than 1m parallel to the boundary;</i></li> <li>8. <i>external stairways, landings and un-enclosed balconies may intrude into the separation distance by no more than 1.5m</i></li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>GRUZ-S7</b></p>	<p><b>Sewage disposal system setbacks</b></p>
<ol style="list-style-type: none"> <li>1. Sewage disposal systems shall comply with the following minimum separation distances:             <ol style="list-style-type: none"> <li>a. 50m separation up gradient, or 30m separation in any other direction, between any sewerage disposal system with treatment to a standard of 1000 or less faecal coliforms per 100ml, and any domestic water supply intake or;</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>

<p>b. where the treatment standard specified in (a) above is not met, 500m separation up gradient, or 300m separation in any other direction, between any sewerage disposal system not specified in 7(a) and any domestic water supply intake;</p> <p>c. 20m between any sewage disposal system and any stream, river, lake, wetland or coastal water.</p> <p>2. Sewage disposal systems shall be separated from any dwelling or habitable <i>building</i> not on the same <i>site</i> as the disposal system, by a minimum of 100m upgradient of the dwelling or habitable <i>building</i> or 50m on any other direction.</p>	
<p><b>GRUZ-S8</b></p>	<p><b>Gravel extraction</b></p>
<p>Gravel extraction shall not exceed cumulatively 1000m<sup>3</sup> in any one hectare within any two year period, except that this rule does not apply to gravel extraction relating to the maintenance or flood control of any waterbody or drain.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>GRUZ-S9</b></p>	<p><b>Intensive farming</b></p>
<p>Activities involving intensive farming and accessory <i>buildings</i> shall be located at least 50 metres from any <i>residential unit</i>.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>GRUZ-S10</b></p>	<p><b>Commercial, conservation, and protection forestry</b></p>
<p>1. Trees shall not be planted or allowed to grow in a position which will shade the carriageway of any road between the hours of 1000 and 1400 on the shortest</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p>



<p>day of any year, except where the topography is already preventing direct access of sunlight onto the carriageway during these hours.</p> <p>For Commercial Forestry only:</p> <ol style="list-style-type: none"> <li>2. No tree shall be planted within 10 metres of any internal boundary or where shading of the adjacent <i>site</i> would occur between the hours of 1000 and 1400 on the shortest day of any year, unless the written consent of the adjoining property owner is deposited with the Council or unless the adjoining land and the forestry land are in the same ownership and;</li> <li>3. No tree shall be planted within 50 metres of any <i>residential unit</i> located on an adjacent <i>site</i> unless the written consent of the adjoining property owner is deposited with the Council or unless the adjoining land and the forestry land are in the same ownership.</li> <li>4. No exotic trees shall be planted within 200 metres of an Outstanding Landscape Area boundary, provided that in the event of non-compliance Council’s discretion is limited to the issue of wilding tree spread of exotic trees (Refer Appendix 1 Landscape, Amenity and Energy Efficiency Guidelines, 4. Tree Planting and Section 11 Landscape and Visual Amenity).</li> </ol>	<p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>GRUZ-S11</b></p>	<p><b>Separation distance, high voltage electricity transmission line</b></p>
<p>No <i>building</i> shall be located within 20m of the centre line of any electricity transmission line with a voltage of 66kV or higher.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>

<b>GRUZ-S12</b>	<b>Drinking water</b>	
	<p>All <i>residential units</i> and <i>visitor accommodation</i> units shall be connected to potable water supply in accordance with “NZ Drinking Water Standards 2000”, or any subsequent amendment or replacement to those standards.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>GRUZ-S13</b>	<b>Waste disposal</b>	
	<p>All activities, other than <i>residential activities</i>, in the General Rural Zone shall comply with the Waste Management Protocol in Appendix 2.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>

## Methods Other Than Rules

<b>GRUZ-M1</b>	<b>Methods relating to the General Rural Zone</b>	
	<p>To achieve policies GRUZ-P1 to GRUZ-P9 through:</p> <ol style="list-style-type: none"> <li>1. Provision of performance standards to protect the <i>amenity</i> and environmental quality of the General Rural Zone.</li> <li>2. The use of zoning to define settlements and rural areas.</li> <li>3. Encouragement of appropriate land management practices which foster resource conservation, enhancement or repair through the efforts of such bodies as the SNA Working Group.</li> <li>4. Recognise in the plan the desire of land managers and the community to protect widely recognised and shared values of the Kaikōura District; while simultaneously fostering and promoting sustainable land management practices.</li> <li>5. Guidelines to promote and encourage the reduction, reuse and recycling of unwanted materials – refer to the Waste Management Guidelines - All Zones in Appendix 2.</li> </ol>	

## Principal Reasons

GRUZ-PR1	Protection of rural values
<p>The rural environment has particular <i>amenity</i>, cultural and environmental values which are important to people. These include privacy, rural outlook, spaciousness, ease of access, clean air and peacefulness. In addition, there is the expectation that water will be available for both domestic and farming <i>activities</i> without the need for treatment. Subdivision controls are considered necessary, to ensure the density of residential dwellings is compatible with the rural environment, and to ensure that sufficient space exists for the treatment and disposal of effluent.</p> <p>Intensive livestock development and increased dwelling numbers result in an increased number of effluent disposal fields. Unless controlled, the proliferation of effluent disposal fields can lead to a deterioration of groundwater quality. This is of concern where the groundwater table is close to the land surface.</p> <p>Acceptance of the effects of rural activities reflects the close economic, social and physical links between the rural area and the people who live within it. Notwithstanding a general acceptance of certain effects, rural residents should be able to enjoy a level of <i>amenity</i> consistent with a rural environment. It is also important to recognise that the rural environment contains a level of <i>amenity</i> which newcomers may not fully appreciate. The rural area is a working environment in the sense that there are noises (such as hail cannons and roaring stags) and smells (such as poultry farms) which people moving into rural areas will need to accept. This is an issue of reverse sensitivity, which is best dealt with by rural immigrants fully understanding the nature of their surrounding environment, before purchasing or moving.</p> <p>Certain rural activities such as intensive agriculture, have the potential to cause adverse effects which are greater than traditional <i>farming</i> practices. The effects of intensive agriculture are dependent on management regimes and the sensitivity of the surrounding environment. Consequently, effects of intensive agriculture activities need to be controlled.</p> <p>Gravel extraction from rivers has the potential to cause visual impacts, dust, traffic and noise nuisance. Mining or quarrying operations have the potential to adversely affect environmental quality with respect to:</p> <ol style="list-style-type: none"> <li>a. landscape degradation arising from earthworks and overburden dumping;</li> <li>b. noise, dust and vibration;</li> <li>c. groundwater interference and surface water contamination;</li> <li>d. erosion and potential subsidence of surface land and inadequately restored tailings;</li> <li>e. degradation of waahi taonga and mahinga kai.</li> </ol>	

While recognising the role of the Canterbury Regional Council in managing effects of gravel extraction, the District Plan also controls gravel extraction and mining, other than small scale extraction. This is to ensure that adverse effects relating to extraction and the transporting of minerals and waste rock are avoided, remedied and mitigated.

## Anticipated Environmental Results

GRUZ-A1	Anticipated environmental results for the General Rural Zone
	<ol style="list-style-type: none"> <li>1. Retention of a lower density of development in the general rural area, without undue levels of complaints or conflicts relating to rural <i>amenity</i>.</li> <li>2. Retention of the amenities, quality and character of the different rural environments within the District.</li> </ol>

## General Rural Zone: Specific Controls for Kaikōura Co-operative Dairy Co. Dairy Factory

Scheduling provides for land use activities which require special recognition and some scope for development, but which do not necessarily justify specialised zoning. These activities are generally characterised by one or more of the following:

- a. Isolated from zones in which such activities would normally comply with the standards specified;
- b. Distinctly different in character and effects by contrast with surrounding activities;
- c. Provided for by zoning or listing as permitted activities in previous District Plans.

Scheduled activities in the General Rural Zone are limited to the Kaikōura Dairy Factory on Mill Road.

Scheduling goes beyond existing use right status, to provide for specified activities as permitted activities on identified sites and allowing some scope for expansion and redevelopment.

## Activities

The rules in this part of the Plan replace those zone rules which would otherwise apply to the activity, in respect of the Scheduled Activity only. All district wide rules still apply unless otherwise specified.

Any activity on the site, other than the Scheduled Activity, shall be subject to the performance standards applicable to the General Rural Zone.

Scheduled Activities listed below which do not comply with any one or more of the Performance Standards in this part of the plan shall be a Restricted Discretionary Activity, with the exercise of the Council's discretion being restricted to the matter(s) specified in the Site Standard which is (are) not complied with.

## Scheduled Activities

Scheduled Industrial Activities are as follows:

Site Number	Business	Location	Legal Description
S1	Kaikōura Co-operative Dairy Co. Dairy Factory	226 Mill Road	Lot 1, DP 1427

## Permitted Activities

The following activities shall be Permitted on the site occupied by the Kaikōura Dairy Factory, provided that they comply with all of the Performance Standards:

- a. Processing, manufacture, storage, packaging and distribution of dairy products.
- b. Retail sales limited to farm produce, dairy products and tourist products.
- c. Activities ancillary to those listed in a. and b. above, including:
  - i. Ablution facilities
  - i. Administrative offices
  - ii. Canteens
  - iii. Carparking
  - iv. Dining rooms
  - v. Energy generation
  - vi. Engineering workshops
  - vii. Laboratories
  - viii. Maintenance workshops
  - ix. Medical offices
  - x. Research facilities

- xi. Transport depots
- xii. Vehicle washdown facilities
- xiii. Waste treatment and disposal facilities (subject to any necessary discharge permits)

## Performance Standards for Kaikōura Dairy Factory

The following performance standards apply to Scheduled Activity S1 (Kaikōura Dairy Factory).

<b>KDF-S1</b>	<b>Lighting</b>	
	All fixed exterior lighting shall be directed away from adjacent sites and roads.	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>KDF-S2</b>	<b>Noise</b>	
	<p>All activities shall be conducted so that the following noise levels are not exceeded at the notional boundary of the scheduled site:</p> <ul style="list-style-type: none"> <li>a. 50dBA LEQ maximum 0600-2200 Mon-Sat</li> <li>b. 40dBA LEQ maximum all other times</li> <li>c. 75dBA Lmax at all times.</li> </ul>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>KDF-S3</b>	<b>Height of buildings</b>	
	18 metres maximum	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>KDF-S4</b>	<b>Landscaping</b>	

<p>Landscaping with a minimum width of 1.5m shall be provided along all road boundaries, except for vehicle crossings.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>KDF-S5</b></p>	<p><b>Screening</b></p>
<p>Areas used for outdoor storage shall be screened from roads by landscaping, a solid wall, a close boarded fence, or any combination of these measures, with a minimum <i>height</i> of 1.8m.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>KDF-S6</b></p>	<p><b>Internal boundary separation</b></p>
<p>No <i>building</i> shall be located closer than 6m to any internal boundary.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>KDF-S7</b></p>	<p><b>Road boundary separation</b></p>
<p>d. No <i>building</i> shall be located closer than 10m to any road boundary.</p> <p>e. No outdoor storage areas shall be located closer than 20m to any road boundary</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<p><b>KDF-S8</b></p>	<p><b>Waste management</b></p>

<p>Scheduled Activity S1 shall comply with the Waste Management Protocol set out in Appendix 2.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
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