GRUZ — General Rural Zone

The General Rural Zone covers areas of Lower Hutt that are primarily used for rural activities and development and low-density residential development that retains the existing rural and open space character of the areas. This includes areas in Moores Valley Road, and coastal land and hill country south of Wainuiomata and Eastbourne, as well as small areas of rural land in the Western Hills, Stokes Valley and Manor Park.

Properties in the General Rural Zone are generally larger than those in the Rural Lifestyle Zone and zones in urban areas, and are of a sufficient size to support rural activities and development. The density of residential development within the zone is partly due to the lack of infrastructure that would support more dense development, with development often needing to be serviced through on-site facilities, such as on-site wastewater disposal and water collection.

In addition to rural and residential activities, some sites within the zone are also used for other activities that support the rural activities and community within the zone and surrounding area, as well as activities that either require or benefit from a rural location or location with a low level of development.

Built development within the zone is primarily the development necessary to support rural activities and development, and low-density residential activities, as well as infrastructure with a functional or operational need to be in a location within the zone.

While this chapter includes the core objectives, policies, and rules that apply to the General Rural Zone, other district-wide chapters of the District Plan, including those that apply overlays across specified areas, set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

Highly Productive Land Overlay

The Highly Productive Land provisions of this chapter have been withdrawn in accordance with section 80Q of the Resource Management Act 1991.

You can view the chapter as it existed prior to its withdrawal by viewing the 11 September 2025 version of the Proposed District Plan. To view previous versions of the Plan, select the *'Change'* version button on the left side of this window (this will be near the top of this window if you are on a mobile device). This will bring up a list of previous versions of the Proposed District Plan.

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Quarry Zone Protection Overlay

To address potential reverse sensitivity effects on quarrying activities within the Quarry Zone from new land use within the rural area near the Quarry Zone, the District Plan identifies the rural areas through the Quarry Zone Protection Overlay, and includes specific objectives, policies, and rules to manage new land use in the identified area. This includes objectives, policies, rules in both the General Rural Zone and Rural Lifestyle Zone chapters.

These objectives, policies, and rules are additional to the other objectives, policies, and rules for the zones.

Objectives

GRUZ-O1	Purpose and character of the zone
The General Rural Zone consists of areas with a prevalence of open space areas over built development that provide opportunities for: a. Rural activities, and b. Other activities that either support or are compatible with rural development and retain the rural, open space character of the zone.	
GRUZ-O2	**Activities in the zone**
The General Rural Zone: a. Predominantly provides for: i. Rural activities, and ii. Low-density residential development that maintains the rural and open space character of the zone. b. Provides for other activities that:	

i. Maintain and enhance the rural and open space character of the zone,
ii. Are compatible with the rural activities and residential activities within the zone and adjoining areas in the Rural Lifestyle Zone and Residential Zones,
iii. Are compatible with the residential activities within adjoining areas in Residential Zones, and
iv. Either support the community within the zone and surrounding area or have and operational need or functional need to be in a rural, low-density location.

GRUZ-O3	Built character

Built development within the General Rural Zone:
a. Either provides for rural activities and low-density residential development or is compatible with the provision of rural activities and residential activities within the zone, and
b. Retains open space areas suitable for rural activities, and other activities that have an operational need or functional need for a location with a rural or open space character.

GRUZ-O4	Adverse effects

Adverse effects of activities and development are effectively managed within the zone and at interfaces with Residential Zones and the Rural Lifestyle Zone.

GRUZ-O5	Infrastructure

Development in the General Rural Zone is either adequately serviced and supported by infrastructure or is serviced and supported by on-site facilities, such as on-site wastewater disposal and water collection.

Objective — Quarry Zone Protection Overlay

GRUZ-QZPO-O1	Protection of the quarrying activities in the Quarry Zone

This objective is additional within the Quarry Zone Protection Overlay.

New activities and development in the General Rural Zone do not restrict quarrying activities in the Quarry Zone.

Objective — Highly Productive Land Overlay

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Policies

GRUZ-P1	Predominant activities

Enable rural activities and low-density residential development in the General Rural Zone as the predominant activities for the zone.

GRUZ-P2	Compatible activities

1. Provide for activities in the General Rural Zone that:
    a. Are compatible with the rural activities and residential activities within the zone and adjoining rural and residential zones, and
    b. Either:
        i. Support the rural activities and wellbeing of the community within the zone and surrounding area, or
        ii. Have an operational or functional need to be in a rural area or an area with a low level of development.
2. Potentially compatible activities include:
    a. Commercial activities, Child care services, Health care activities, and Community facilities that support the community within the zone and surrounding area,
    b. Retail of goods grown and produced on the site or in the surrounding area,
    c. Visitor accommodation,
    d. Educational facilities, recreation activities, and commercial activities that require access to open spaces, a rural location, or the natural features and landscapes within the zone and adjoining areas,

e. Cleanfill and quarrying activities that support rural development, and
f. Boarding of domestic pets.

GRUZ-P3	Potentially incompatible activities

1. Only allow potentially incompatible activities in the General Rural Zone where they:
   a. Maintain or enhance the character and amenity values of the surrounding area,
   b. Are compatible with the character of adjoining residential zones, including through managing the effects of new built development and noise-generating activities, and
   c. Have a functional or operational need to be in that location.

GRUZ-P4	Built development

Built development in the General Rural Zone is managed to:
a. Maintain the rural character and open space character of the zone, including through managing the scale and location of buildings and allotment sizes,
b. Ensure rural activities, low-density residential development, and compatible activities are provided for, and
c. Ensure adequate privacy and access to daylight for residential activities and other sensitive activities on adjacent sites.

GRUZ-P5	Infrastructure

Recognise that infrastructure in rural areas, including in the General Rural Zone, may only be able to support a low level of land use and intensification without significant investment and upgrades, and new development may need to be serviced through on-site facilities such as on-site wastewater disposal and water collection.

Policies — Quarry Zone Protection Overlay

GRUZ-QZPO-P1	Activities in the Quarry Zone Protection Overlay

This policy is additional within the Quarry Zone Protection Overlay.

Only allow activities in the Quarry Zone Protection Overlay where they do not increase reverse sensitive effects on quarrying activities within the Quarry Zone.

Policies — Highly Productive Land Overlay

The Highly Productive Land policies of this chapter have been withdrawn in accordance with section 80Q of the Resource Management Act 1991.

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Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status for an activity are set out in the General Approach chapter.

Buildings and structures

GRUZ-R1	Repair and maintenance of buildings and structures

1. **Activity status:** Permitted

GRUZ-R2	Demolition or removal of buildings and structures

1. **Activity status:** Permitted

GRUZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with:
i. GRUZ-S1: Gross floor area,
ii. GRUZ-S2: Building height, and
iii. GRUZ-S3: Setbacks.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with GRUZ-R3.1a.

Matters of discretion are restricted to:
1. The matters of discretion for any infringed standard.

Land use activities

GRUZ-R4	Piggeries

1. **Activity status:** Permitted

Where:
a. All grazing and shelter areas are at least 50 metres from any residential unit on the site in which the activity occurs and from all site boundaries,
b. There are no more than five adult pigs (defined as one year or older) at the piggery at any one time, and
c. Structures and fencing are provided to prevent pigs escaping from their grazing and shelter areas.

2. **Activity status:** Discretionary

Where:
a. Compliance is not achieved with GRUZ-R4.1.

GRUZ-R5	Rural activities not otherwise provided for

1. **Activity status:** Permitted

GRUZ-R6	Residential activities

1. **Activity status:** Permitted

Where:
a. There are no more than two principal residential units per site,
b. Each principal residential unit has a minimum area of 15ha for its exclusive use, including any area provided for parking or manoeuvering space but excluding any area for shared access,
c. In addition to principal residential units, each principal residential unit can be accompanied by an ancillary minor residential unit, and
d. The gross floor area of a minor residential unit does not exceed 80m^2.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with GRUZ-R6.1.

Matters of discretion are restricted to:
1. Effects on the amenity values and character of the surrounding area.

GRUZ-R7	Papakāinga

1. **Activity status:** Restricted discretionary

Where:
a. Unless associated with a rural activity, non-residential activities associated with the papakāinga do not include:
i. The repair, alteration, restoration, or maintenance of motor vehicles, or
ii. The use of heavy vehicles, or
iii. Any drive-through activity.
b. Unless associated with a rural activity, the hours of operation for visitors, customers, clients, deliveries, and pickups for non-residential purposes are not outside the hours of:
i. 8.00am to 7.00pm Monday to Friday, and
ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.
c. Retail activities are limited to:

i. Goods produced on the site, or
ii. Goods retailed online and not resulting in customer visits to the site, or
iii. Goods ancillary to a service provided by the papakāinga.

d. The total gross floor area of non-residential activities is no more than 200m² (excluding buildings associated with rural activities).
e. There are no more than 10 residential units within the papakāinga.

Matters of discretion are restricted to:

1. Effects on the amenity values and character of the surrounding area.
2. Whether the development is adequately serviced and supported by existing or planned infrastructure and the transport network, and if not, the extent to which on-site solutions are sufficient to support the development.
3. Reverse sensitivity effects on rural activities.
4. The matters in the policies of the Papakāinga chapter.

2. **Activity status:** Discretionary

GRUZ-R8	Home businesses not otherwise provided for

1. **Activity status:** Permitted

Where:

a. At least one person employed by the home business lives permanently on-site,
b. No more than four people may work on-site at the home business at any one time,
c. Retail activities are limited to:
i. Goods produced on the site, or
ii. Goods retailed online and not resulting in customer visits to the site, or
iii. Goods ancillary to a service provided by the home business.
d. The home business does not include the repair, alteration, restoration, or maintenance of motor vehicles,
e. The home business does not involve the use of heavy vehicles, other than for deliveries, and
f. The hours of operation for visitors, customers, clients, deliveries, and pickups to the home business are not outside the hours of:
i. 8.00am to 7.00pm Monday to Friday, and
ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.

2. **Activity status:** Restricted discretionary

Where:

a. Compliance is not achieved with GRUZ-R8.1.

Matters of discretion are restricted to:

1. Effects on the amenity values and character of the surrounding area.
2. Effects on the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on amenity values of the surrounding area.

GRUZ-R9	Conservation activities

1. **Activity status:** Permitted

GRUZ-R10	Public and community gardens

1. **Activity status:** Permitted

GRUZ-R11	Recreation activities not otherwise provided for

1. **Activity status:** Permitted

Where:

a. Motorised recreation activity is only for the enjoyment of residents of the site and their visitors, and
b. Participation in the activity does not incur a fee, including any associated membership fee.

2. **Activity status:** Discretionary

Where:

a. Compliance is not achieved with GRUZ-R11.1.

GRUZ-R12	Visitor accommodation

1. **Activity status:** Permitted

Where:
a. The maximum number of staff and residents onsite is limited to 10 persons at any one time.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with GRUZ-R12.1.

Matters of discretion are restricted to:
1. Effects on the amenity values and character of the surrounding area.

GRUZ-R13	Rural industries

1. **Activity status:** Restricted discretionary

Matters of discretion are restricted to:
1. The effects on the amenity values of the surrounding area.

GRUZ-R14	Intensive indoor primary production

1. **Activity status:** Discretionary

GRUZ-R15	Quarrying activities

1. **Activity status:** Discretionary

GRUZ-R16	Landfills and cleanfills

1. **Activity status:** Discretionary

GRUZ-R17	Solid waste transfer stations

1. **Activity status:** Discretionary

GRUZ-R18	Retirement villages

1. **Activity status:** Discretionary

GRUZ-R19	Community facilities

1. **Activity status:** Discretionary

GRUZ-R20	Educational facilities

1. **Activity status:** Discretionary

GRUZ-R21	Health care activities

1. **Activity status:** Discretionary

GRUZ-R22	Emergency service facilities

1. **Activity status:** Discretionary

GRUZ-R23	Boarding of domestic pets

1. **Activity status:** Discretionary

GRUZ-R24	Activities not otherwise provided for

1. **Activity status:** Discretionary

GRUZ-R25	Industrial activities

1. **Activity status:** Non-complying

Rules — Quarry Zone Protection Overlay

GRUZ-QZPO-R1	Construction of new residential units in the Quarry Zone Protection Overlay
This rule is additional within the Quarry Zone Protection Overlay.	

1. **Activity status:** Restricted discretionary

Matters of discretion are restricted to:
1. Reverse sensitivity effects on quarrying activities in the Quarry Zone.

Public notification is precluded for applications under this rule.

GRUZ-QZPO-R2	Residential activities in the Quarry Zone Protection Overlay

This rule is additional within the Quarry Zone Protection Overlay.	
1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** 1. Reverse sensitivity effects on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.	
GRUZ-QZPO-R3	**Visitor accommodation in the Quarry Zone Protection Overlay**
This rule replaces GRUZ-12 within the Quarry Zone Protection Overlay.	
1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** 1. Reverse sensitivity effects on quarrying activities in the Quarry Zone. Public notification is precluded for applications under this rule.	

Rules — Highly Productive Land Overlay

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Standards

GRUZ-S1	**Gross floor area**
Gross floor area must not exceed: 1. A combined total of 400m^2 for all residential buildings and structures on the site, and 2. A combined total of 800m^2 for all buildings and structures on the site. **Matters of discretion if the standard is breached:** 1. Effects on the character and amenity values of the surrounding area, including dominance, privacy, and shading effects on adjoining sites. 2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening. 3. Whether the additional gross floor area is necessary to provide for the functional needs and operational needs of activities on the site. 4. Any positive effects that can only be achieved through non-compliance with the standard.	
GRUZ-S2	**Building height**
1. Building and structures must not exceed 11 metres in height above ground level. **Matters of discretion if the standard is breached:** 1. Effects on the character and amenity values of the surrounding area, including dominance, privacy, and shading effects on adjoining sites. 2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening. 3. Whether topographical or other site constraints make compliance with the standard impractical. 4. Whether the additional building height is necessary to provide for the functional needs and operational needs of activities on the site. 5. Any positive effects that can only be achieved through non-compliance with the standard.	
GRUZ-S3	**Setbacks**
1. Buildings and structures must be set back at least 10 metres from any boundary. This standard does not apply to fences less than 2 metres in height above ground level. For front boundaries, this standard does not apply to structures less than 2 metres in height above ground level. **Matters of discretion if the standard is breached:** 1. Effects on the character and amenity values of the surrounding area, including dominance, privacy, and shading effects on adjoining sites. 2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.	

3. Whether the reduced setback is necessary to provide for the functional needs and operational needs of activities on the site.
4. Any positive effects that can only be achieved through non-compliance with the standard.