



B1 GENERAL RULES AND STANDARDS

B1.1 General rule (interpretation, hierarchy of provisions and notification)

The following general rules apply to this Plan:

- B1.1-1 Unless the context otherwise requires, the terms in this Plan are the same as in the Resource Management Act and have the same meaning as in the Act.
- B1.1-2 Unless a land use within the meaning of section 9 of the Act is expressly classified in this Plan as permitted and meeting the performance standards for a permitted activity[^], then the activity contravenes this rule and requires a resource consent. Activities are to be classified according to the provisions of this Plan. Where the activity is not specifically provided for then the activity is a discretionary activity[^].
- B1.1-3 The zoning of land and any other relevant identification for the purpose of rules is determined by reference to all of the District Plan including the planning maps in Part D.
- B1.1-4 Any land use or subdivision[^] for the purposes of sections 9 and 11 of the Act must comply with the standards in clauses 1.2-1.13 below. If the activity fails to meet a standard, then the activity is a restricted discretionary activity[^] (unless the activity is given a discretionary classification by other provisions of this Plan, in which case that classification applies), with the matters of discretion to include:
- a) any matters of control where the activity would otherwise have been a controlled activity[^];
 - b) any matters over which discretion is reserved, where the activity is classified as restricted discretionary; and
 - c) the effects of any breach of any standard in clauses 1.2-1.13 below.
- B1.1-5 All land use and subdivision[^] activities within the meaning of sections 9 and 11 of the Act must meet the standards in the transport section B9 of this Plan, or, where the activity does not meet those standards, the activity must be classified as a restricted discretionary activity[^] (unless the activity is given controlled or discretionary[^] classification by other provisions of this plan in which case that classification applies), with the matters of discretion to include:
- a) any matters of control where the activity would otherwise have been a controlled activity[^];
 - b) any matters over which discretion is reserved, where the activity is otherwise classified as restricted discretionary; and
 - c) the effects of any breach of any standard in section B9 of this Plan.
- B1.1-6 An activity that is a controlled activity[^], or a restricted discretionary activity[^] must not be publicly notified unless otherwise stated.
- B1.1-7 Any discretionary activity[^] will be assessed as to the notification in accordance with the provisions of the Resource Management Act 1991.
- B1.1-8 The following activities are permitted activities, subject to any standards below, in every zone:
- a) open space[^] activities;
 - b) temporary activities[^];
 - c) temporary military activities[^];
 - d) sports and recreation activities[^]
 - e) signs[^];
 - f) the construction, repair, maintenance or operation of:
 - i. public roads, public footpaths, public parking spaces, public loading bays and zones
 - ii. public railways and level crossings
 - iii. public walking tracks, cycleways or shared accessways (designed for pedestrians and bicycles).
 - iv. vehicle accessways

B1 GENERAL RULES AND STANDARDS continued

General Standards

B1.2 Light

- B1.2-1 Activities must not emit light that results in an added luminance over and above the measured ambient level in excess of 8 lux spill of light, as measured in the vertical plane at the windows of any residential dwelling unit in the Residential Zone.
- B1.2-2 Light must not impede the vision of motorists or train drivers.
- B1.2-3 Within any Comprehensive Development Area (CDA)
- external artificial lighting will be designed so that its use does not result in an added luminance over and above the measured ambient level, in excess of 8 lux. This is measured in the vertical plane at the windows of any residential buildings in any residentially zoned site and 20 lux in other zones.
 - artificial lighting will also be designed, installed and maintained so that it is shielded from or directed away from any road, state highway, or railway.

B1.3 Water Supply and Waste Disposal

- B1.3-1 Every habitable building* must have a potable water supply and waste water treatment system unless the building* is on an allotment* where there is a reticulated water and sewage system within 50 metres of the boundary*, in which case the habitable building* must be connected to a reticulated water and sewage system.

B1.4 Surface Water Disposal

- B1.4-1 There must be no increase in the volume, velocity, or redirection, of surface water run-off to adjoining land.

B1.5 Building Height

- B1.5-1 A building* (excluding network utilities*) must not exceed a height* of:
- Industrial Zone (excluding sites below): 16 metres
 - Residential Zone: 8 metres
 - All other Zones: 10 metres.
- B1.5-2 Chimneys, ventilation shafts, water storage tanks, lift towers, machinery rooms must not measure more than 2 metres in a horizontal plane or project more than 1.5 metres above the maximum permitted height of the building in any Zone.
- B1.5-3 Ornamental turrets, steeples, finials and other decorative features must not measure more than 2 metres in a horizontal plane or project more than 1.5 metres above the maximum permitted height of the building in any Zone.
- B1.5-4 Television aerials and associated receiving equipment must not measure more than 2 metres in a horizontal plane or project more than 3 metres above the maximum permitted height of the building in any Zone.

B1.6 Storage Areas

- B1.6-1 Where any land in the Commercial or Industrial Zones adjoins residentially zoned land, then areas used for storage of goods, materials, or waste products must be screened by:
- planting with a depth of 2m and a minimum height* of 2m and maintained; or
 - close boarded fencing to a minimum height* of 1.8m.

B1 GENERAL RULES AND STANDARDS continued

B1.6-2 Any outdoor storage in the Commercial or Industrial Zones which holds organic products or organic waste must be covered and contained in an appropriate manner to avoid attracting pests or birds.

B1.7 Noise

B1.7-1 Noise limits in the District are as follows:

ZONE	TIME	NOISE LIMITS
Rural, Rural Living and Residential Zones	Day time 7am – 10pm	50 dB LAeq(15min)
	Night time 10pm – 7am	45 dB LAeq(15min) 70 dB LAFmax
Education, Commercial and Industrial Zones	Day time 7am – 10pm	65 dB LAeq(15min)
	Night time 10pm – 7am	55 dB LAeq(15min) 75 dB LAFmax

B1.7-2 In the above table, noise from residential activities and from non-residential activities shall not exceed the tabulated noise limits –

- At any point within any other site, other than a site in the Rural or Rural Living Zone.
- At any point within the notional boundary^{*} of any dwelling in the Rural or Rural Living Zone.

B1.7-3 Sound from any zone that is received in any other zone shall comply with the noise limits in the most sensitive noise zone.

B1.7-4 Sound shall be measured in accordance with NZS 6801:2008-Acoustics Measurement of Environmental sound, and assessed in accordance with NZS 6802:2008 Acoustics-Environmental noise. Noise from sources outside the scope of these standards shall be measured and assessed in accordance with the relevant New Zealand Standards.

B1.7-5 The above noise limits do not apply to the noise from the following sources:

- Sounds from mobile primary production^{*} related noise sources, stationary primary production^{*} equipment such as pumps and generators and all animal sounds (excluding those arising from intensive farming and animal boarding activities or percussive bird scaring devices or wind machines used for frost damage mitigation.)
- Warning devices used by emergency services.
- In any part of the District, a recreational or entertainment event, limited to one event per year per site, that is open to the public and held between the hours of 8am and 11pm.
- Temporary military activities which are provided for in section B 1.13.
- In the Residential Zone, activities of a normal domestic nature including recreational activities such as sporting events, provided that these activities do not involve powered motorsport, powered aviation, gunfire or amplified music.

B1.7-6 All noise emitted in the course of construction work must comply with NZS6803:1999 Acoustics – Construction Noise.

B1.7-7 Noise from helicopter landing areas must comply with NZS6807:1994 Noise Management & Land Use Planning for Helicopter Landing Areas.

B1.7-8 Noise emitted from the operation of windfarms must comply with NZS6808: 2010 Acoustics – Wind Farm Noise.

B1.7-9 For new developments proximate to existing operational rail lines and the associated rail corridor, reverse sensitivity effects relating to noise with the adjacent railway operations can occur. Therefore the following limits apply:

B1 GENERAL RULES AND STANDARDS continued

- a) Dwellings less than 40 metres from track edge are required to meet limits of 35 dB LAeq(1hr) inside bedrooms, 40 dB LAeq(1hr) inside other habitable spaces when measured as a desktop exercise where train noise is deemed to be 70 dB LAeq (1hr) at 12 metres from the closest rail track.
- b) All other activities less than 40 metres from the track edge must be designed in awareness of the noise and vibration resulting from railway operations, and where a building is to be erected, be in compliance with AS/NZS 2107/2000: Acoustics – recommended design sound level and reverberation times for building interiors.
- c) Dwellings between 40 to 80 metres from track edge must:
 - i) be fitted with perimeter seals on all windows, and any bedroom doors that give direct access to the exterior of the building
 - ii) ensure that the total area of glass used (other than in walls facing directly away from the railway line) does not exceed 30% of the total area of all external walls.

Note: These limits also apply to ground borne noise from underground lines.

B1.8 Earthworks

B1.8-1 In all zones, all earthworks¹, other than for critical infrastructure² must comply with the following limits:

ZONE	MAXIMUM VOLUME PER SITE PER YEAR	MAXIMUM CHANGE IN VERTICAL HEIGHT/DEPTH BETWEEN EXISTING AND FINISHED GROUND LEVEL	MINIMUM SETBACK FROM BOUNDARIES	MINIMUM SETBACK FROM WETLAND AS IDENTIFIED IN SCHEDULE E OF THE HORIZONS REGIONAL COUNCIL ONE PLAN
Rural (excluding ONFL)	No maximum limit	No maximum change	No minimum setback	10m
Rural (inside an ONFL)	1000m ³	No maximum change	No minimum setback	10m
Rural Living	1000m ³	1.5m	3m	10m
Residential	500m ³	1m	3m	10m
Commercial and Education	500m ³	1m	3m	10m
Industrial	1000m ³	1.5m	3m	10m

B1.8-2 The maintenance and repair of existing tracks³ is exempt from the maximum volume rule for earthworks in the rural zone.

B1.8-3 The above requirements do not apply to the Bridge Street (Bulls) Comprehensive Development Area⁴

B1.8-4 The above requirements do not apply to quarrying, which requires earthworks volumes to be assessed prior to the activity commencing.

B1.8-5 The above requirements do not apply to the removal and/or replacement of underground fuel storage systems where the work is undertaken in compliance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

B1.8-6 Earthworks must not cause an increase in the depth, frequency or severity of flooding effects to neighbouring properties, except where those earthworks are undertaken by the Regional Council or Rangitikei District Council in relation to flood control works.

B1.8-7 In the event of an archaeological site being discovered or disturbed, all work must cease immediately, and the site must be reported to the Council and the NZ Historic Places Trust. In the event that human remains/ko iwi are discovered or disturbed, the site must be reported to the Council, the New Zealand Historic Places Trust, local iwi and the New Zealand Police.

B1 GENERAL RULES AND STANDARDS continued

Note: It is possible that archaeological sites may be affected by earthworks activity. If work is proposed to be undertaken on a suspected archaeological site, the New Zealand Historic Places Trust must be contacted as the work will be subject to a consenting process under the Historic Places Act 1993. Any earthworks activity that may modify, damage or destroy any archaeological site(s), must have obtained permission from the New Zealand Historic Places Trust prior to work commencing. The Historic Places Act (1993) contains penalties for unauthorised site damage.

B1.9 Hazardous Substances and Facilities

- B1.9-1 The total quantity of hazardous substances* on the site must not exceed the quantities for the relevant zone specified as a permitted activity^ in Table C6.2 in Schedule C6.
- B1.9-2 Site design of a hazardous facility, including any part which is involved in the manufacture, mixing, packaging, storage, loading, unloading, transfer, use or handling of hazardous substances*, must be designed, constructed and operated in a manner which prevents:
- a) the occurrence of adverse off-site effects from the above listed activities on people, ecosystems, physical structures^ and/or other parts of the environment unless permitted by a resource consent; and/or
 - b) the contamination of air, land and/or water (including aquifers, potable water supplies and surface waters) in the event of a spill or other type of release of hazardous substances*.
- B1.9-3 Site layout of the hazardous facility must be designed in a manner to ensure that separation between on-site facilities and the property boundary* is sufficient for the protection of neighbouring facilities, land uses and sensitive environments.
- B1.9-4 Site drainage systems must be designed, constructed and operated in a manner that prevents the entry of hazardous substances* into stormwater and/or sewerage systems.
- B1.9-5 Any parts of the hazardous facility site where a hazardous substances* spill may occur must be serviced by spill containment systems that are constructed from impervious materials resistant to the hazardous substances* used, stored, manufactured, mixed, packaged, loaded, unloaded or otherwise handled on the site. Spill containment systems include graded floors and surfaces, bunding, roofing, sumps, fire water catchments, overflow protection and alarms, and similar systems.
- B1.9-6 Any parts of the hazardous facility site where a hazardous substances* spill may occur must be serviced by suitable spill containment systems that prevent the entry of any spill or other unintentional release of hazardous substances*, or any contaminated stormwater or fire water into site drainage systems.
- B1.9-7 In addition to the provisions above, spill containment systems for liquid hazardous substances* must be able to:
- a) contain the maximum volume of the largest container present plus an allowance for stormwater or fire water; and
 - b) contain 50% of the maximum volume of substances stored plus an allowance for stormwater or fire water where the substances are stored in drums or other small packaging.
- B1.9-8 For the purposes of waste management, any process waste or waste containing hazardous substances* must be managed to prevent the waste:
- a) entering or discharging into the stormwater drainage system;
 - b) entering or discharging into the sewerage system;
 - c) discharging into or onto land and/or water unless a resource consent is obtained from the Regional Council.

B1 GENERAL RULES AND STANDARDS continued

B1.9-9 All process waste or waste containing hazardous substances* must be disposed of to facilities holding the necessary consents, or be serviced by a registered waste disposal contractor.

B1.9-10 The following are exempt from complying with the rules in section B1.9:

- a) consumer products for domestic purposes, provided they are stored in their original containers and used according to the manufacturers' instructions;
- b) fuel or safety equipment in motor vehicles, boats or small engines;
- c) safety ammunition and small fireworks that are subject to the Hazardous Substances (Fireworks) Regulations 2001;
- d) fuel in service stations in volumes not exceeding 100,000 litres of petrol in underground tanks, 50,000 litres of diesel in underground tanks, and either 12 tonnes of LPG in an underground storage tank or 6 tonnes of LPG in an aboveground single storage vessel, where the associated activities comply with the Code of Practice for the Design, Installation and Operation of Underground Petroleum Systems (Dept. of Labour, 1992) or AS1596:2002 Storage and Handling of LPG, where relevant;
- e) agrichemical and fertiliser use, storage and transportation where these activities are carried out in compliance with NZS8409:2004 Management of Agrichemicals and the Fertiliser (Subsidiary Hazard) Group Standard 2006 HSR002571;
- f) storage of fuel for primary production* activities in the Rural Zone, where it complies with the Guidelines for Safe Above-Ground Fuel Storage on Farms (Dept of Labour, October 2001).

Note: Hazardous substances are also controlled under the Hazardous Substances and New Organisms Act 1996. Any hazardous facility that involves the use or storage of radioactive materials is an exempt activity under the Radiation Protection Regulations 1982.

Disposal of hazardous substances is regulated by Horizons Regional Council. Use of agrichemicals and fertiliser is also regulated by Horizons Regional Council. For more information phone 0508 800 800.

B1.10 Activities on Contaminated Land

B1.10-1 All activities on contaminated land are to be undertaken in accordance with the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health. The five categories covered by the NES are:

- Removing or replacing all, or part of, a fuel storage system
- Sampling the soil
- Disturbing the soil
- Subdividing the land
- Changing the land use.

B1.11 Signage

B1.11-1 The following rules apply to all signs, except official signs*, letterbox signs and standard residential warning signs:

B1 GENERAL RULES AND STANDARDS continued

ZONE	PURPOSE/TYPE OF SIGN*	TOTAL NUMBER OF SIGNS PER PROPERTY	MAXIMUM SIGN FACE AREA (PER SIGN)
Residential	Must relate to activity or service provided on-site	1	1m ²
	Real estate sign or temporary sign	2	1m ²
Rural living	Must relate to activity or service provided on-site	1	2m ²
	Real estate sign or temporary sign	4	2m ²
Rural	Must relate to activity or service provided on-site	2	4m ²
	Real estate sign or temporary sign	4	2m ²
Education	Must relate to activity or service provided on-site	3	4m ²
	Real estate sign or temporary sign	1 per road frontage	2m ²
Commercial	Must relate to activity or service provided on-site	2 traffic-directional signs 1 per road frontage	2m ² 3m ²
	Real estate sign or temporary sign	1 per road frontage	2m ²
Industrial	Must relate to activity or service provided on-site,	1 per road frontage	4m ²
	Real estate sign or temporary sign.	2	3m ²

B1.11-2 Signs* must not be revolving, flashing, animated, or reflective, and must not contain moving lights, lasers or images.

B1.11-3 Signs* affixed to any building* must not protrude above the roofline.

B1.11-4 All Signs* in the Commercial and Industrial Zones must:

- a) leave 2.4 metres of clear airspace above a footpath ;
- b) be set back 600mm from a notional vertical line measured from the road* kerb;
- c) be no more than 900mm deep or protrude more than 200mm from a veranda fascia; and
- d) be located at right angles to the fascia line.

B1.11-5 With any Comprehensive Development Area* every sign* shall comply with the maximum height for the relevant zone with the exception of:

- a) a single fuel price sign* adjacent to the main frontage which shall not exceed a height of 4 metres; and
- b) signs* will be designed to minimise clutter on or viewed from the street. Where possible, signs* for any supermarket and retail activities will be displayed on one centrally located sign adjacent to the road.

Note: The New Zealand Transport Agency controls signs on state highways by means of a bylaw.

Prior to placing a sign on a historic heritage building listed in schedule C3, consideration must be given to guidance provided by the New Zealand Historic Places Trust on signage design, attachment to the site and impact on heritage values.

B1.12 Network Utilities

The zone rules do not apply to network utilities*, which are subject only to the requirements of section B1.12 of this plan. The exception is that the Residential Zone rules in relation to height*, daylight setback* and building setback apply to network utilities* (except masts* and poles) on Residential Zone land and on any site directly adjoining Residential Zone land.

B1 GENERAL RULES AND STANDARDS continued

All network utilities^{*} must comply with the following, except for existing transmission lines that are controlled by the National Environmental Standards for Electricity Transmission Activities Regulations 2009, and structures that are controlled by the National Environmental Standards for Telecommunication Facilities 2008:

- B1.12-1 In the case of natural or manufactured gas, the gauge pressure of pipes and other equipment must not exceed 2,000 kilopascals.
- B1.12-2 The voltage of any line or other equipment used for conveying electricity must not exceed 110 kV.
- B1.12-3 Activities emitting radiofrequency fields must comply with NZS2772.1:1999 Radiofrequency Fields: Part 1 Maximum Exposure Levels 3kHz to 300GHz.
- B1.12-4 No antenna dish is to exceed:
- 4 metres diameter in any zone, where the total height of the structure does not exceed 6m.
 - 1.2 metres in diameter where the total height of the structure does not exceed the height limits specified in rule B1.12-6.
- B1.12-5 Structures[^] must not exceed a gross floor area^{*} of 200 square metres.
- B1.12-6 No mast^{*} is to exceed a height^{*} of:

ZONE	MAXIMUM MAST HEIGHT FROM EXISTING GROUND LEVEL
Residential Zone	15 metres
Education Zone	15 metres
Commercial Zone (including Comprehensive development area.)	15 metres
Industrial Zone	25 metres
Rural Living Zone	25 metres
Rural Zone	25 metres

Whether or not they are attached to a building^{*}. No building setback or daylight setback provisions apply to masts in any Zone.

- B1.12-7 The Residential Zone rules in relation to height^{*}, daylight setback^{*} and building setback apply to network utilities^{*} (except masts^{*}) on residentially zoned land and on any site directly adjoining residentially zoned land.
- B1.12-8 Where network utilities^{*} or associated structures[^] are located underground, the ground surface and any vegetation disturbed in the course of installation must be reinstated or replaced as soon as reasonably practicable.
- B1.12-9 On sites of less than 200 square metres, any building^{*} or structure[^] must not be located closer than 1 metre from any boundary^{*} and is exempt from zone rules for site coverage^{*} and building^{*} setback.
- B1.12-10 Telecommunication cabinets must not exceed 2 metres in height when measured from the top of the plinth on which the cabinet is mounted.
- B1.12-11 The minor upgrading^{*}, operation and maintenance of existing electricity and telecommunication lines is exempt from compliance with Rules B1.12-1 to B1.12-10.
- B1.12-12 Wind monitoring masts^{*}, for the purpose of investigating renewable electricity generation, shall not exceed 80 metres in height or a maximum width of 600 mm at the base of the tower structure. Masts shall only be located within the Rural Zone and not closer than 500 metres to any zone boundary.

B1 GENERAL RULES AND STANDARDS continued

B1.13 Activities within 12 metres of the outer edge of a National Grid support structure or 12 metres of the centre line of a National Grid transmission line

B1.13-1 Earthworks* within 12 metres of the outer edge of a National grid support structure must comply with the New Zealand Code of Practice for Electrical Safe Distances (NZECP34:2001).

Note: Sections 2.2.1-2.2.3 of NZECP34:2001, in relation to earthworks near National Grid structures, do not apply to normal agricultural cultivation or the repair, sealing or resealing of the existing surface of any road (including farm access tracks), footpath, or driveway.

Distance from National Grid support structures

B1.13-2 No building* or structure^ shall be located within 12 metres of the outer edge of a National Grid support structure, other than a fence that may be located within 5 metres.

Distance from National Grid conductors (wires)

B1.13-3 No building* or structure^ or alteration to an existing building* or structure^ shall be located within 12 metres from the centreline of a National Grid transmission line unless:

- a) it is a non-habitable building or structure for a primary production activity* and it is not a building for an intensive farming* activity, dairy shed, calf pen or wintering accommodation, or glasshouse; or
- b) it is a network utility or part of electricity infrastructure that connects to the National Grid.

B1.13-4 No new sensitive activity* shall establish within 12 metres of the outer edge of a National Grid support structure or 12 metres from the centreline of a National Grid transmission line.

Note: Buildings* structures^, earthworks* or tanks must comply with the New Zealand Code of Practice for Electrical Safe Distances 2001 (NZECP34:2001).

Vegetation planted near National Grid transmission lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003

Compliance with NZECP34:2001 is mandatory under the Electricity Act. Compliance with Section B1.13 will not necessarily ensure compliance with the NZCEP34:2001. Additional requirements may apply.

B1.14 Activities in close proximity to electricity lines other than National Grid transmission lines

The following advice notes apply to all buildings, structures and vegetation near an electricity sub-transmission and/or distribution line that does not form part of the National Grid.

Note: Vegetation planted within the vicinity of any sub-transmission or distribution line should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Works in close proximity to any electricity sub-transmission or distribution line can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to any electricity sub-transmission or distribution line.

B1 GENERAL RULES AND STANDARDS continued

B1.15 Temporary Military Activities

The following rules apply to all temporary military training* activities:

B1.15-1 The written consent of the landowner must be obtained.

B1.15-2 Permanent structures^ must not be constructed.

B1.15-3 The total activity duration must not exceed 31 days.

B1.15-4 Sound levels measured at any point within the notional boundary* of any residential dwelling* must not exceed the noise limits as follows:

ZONE	TIME	NOISE LIMITS
All zones	Day time 6.30am – 7.30am	60 dB LAeq (15 min) 70 dB LAFmax
	Day time 7.30am – 6pm	75 dB LAeq (15 min) 90 dB LAFmax
	Day time 6pm – 8pm	70 dB LAeq (15 min) 85 dB LAFmax
	Night time 8pm – 6.30am	55 dB LAeq (15 min) 70 dB LAFmax

Provided the limits for impulsive noise arising from any use of explosives, simulators, ammunitions, munitions or pyrotechnics at any time, must not exceed 122 dB (Peak) with either a C or Z flat frequency weighting.

B1.16 Notable Trees and Culturally Significant Flora

B1.16-1 Notable Trees listed in Schedule C2 may be maintained through trimming to ensure the general health of the tree, provided that the trimming maintains the natural shape and form of the tree. This excludes pollarding or any other hard pruning practices.

B1.16-2 Notable Trees listed in Schedule C2 must not be removed without obtaining resource consent, unless:

- a) there is imminent danger to human life; or
- b) in the written opinion of a suitably qualified person (e.g. an arborist) the tree health has significantly declined through natural causes (for example, insect infestation or disease) and there is no reasonable remedy to be able to restore the tree health.

Note: Where in the case of B1.16-2 (a) only branches need to be removed to address imminent risk, then this should be the activity undertaken rather than removing the whole tree.

B1.16-3 Samples may be collected from any notable tree listed in Schedule C2 for scientific or cultural purposes, provided this does not compromise the health of the tree.

B1.17 Removal of Buildings and Dwellings

B1.17-1 Any building or dwelling intended to be removed must have a granted building consent for the removal.

B1.17-2 Where a building or dwelling is being removed, in accordance with a building consent to remove or demolish, the site must be remediated to an unbuilt state. This includes the removal of concrete building platforms, stairs and remnants of buildings, accessory buildings or associated structures.

B1.17-3 Where an accessory building is expected to remain onsite once the principal building or dwelling is removed, it must be able to be connected and serviced independently of the principal building or dwelling in accordance with the relevant rules and standards of that zone.

B2 RESIDENTIAL ZONE

°Permitted Activities

The following are permitted activities in the Residential Zone:

- a) Residential activities°;
- b) visitor accommodation° for up to 10 visitors;
- c) home occupations°;
- d) primary produce sales°;
- e) network utility° activities, associated buildings°, and any minor upgrading° of buildings°;
- f) buildings° and ancillary activities° associated with any permitted activity^°;
- g) pastoral grazing° by dry stock and sheep, and horticulture; and
- h) earthworks°;
- i) relocated dwellings^°;
- j) removal of any dwelling or building not listed in schedule C3.

Permitted Activity Standards for the Residential Zone

B2.1 Daylight Setback

B2.1-1 Buildings°, parts of buildings° and structures^ (excluding chimneys, antennae and support structures^ of less than 8 metres height° above ground level) must be contained within a recession plane starting 2 metres above the existing ground level° at each site boundary° and then projecting inwards at a 45 degree angle.

This rule does not apply to accessory buildings° and network utilities° having a maximum wall height° of 2.4 metres and/or a maximum overall height° of 3.5 metres and maximum building° length of 9 metres.

B2.2 Building Setback

B2.2-1 Any building° (excluding masts° and poles of less than 8 metres height°) must not be located closer than:

- a) 5 metres from any road^ boundary°;
- b) 1 metre from any other site boundary°, or 3m where the site adjoins any Commercial Zone or Industrial Zone boundary°. Note accessory buildings are excluded from this rule;
- c) 3 metres from any boundary° for that part of the façade of a dwelling° containing a window to a habitable room°;
- d) 10 metres from any state highway boundary°, where the posted speed is 100km/h; and
- e) 20 metres of a Rural Zone boundary°, where the Rural Zone land is in separate ownership;
- f) 30 metres of any existing plantation forestry° activity.

B2.3 Maximum Building Coverage

B2.3-1 The proportion of any site covered by buildings° must not exceed 40%.

B2.4 Maximum Floor Area

B2.4-1 The maximum gross floor area° for any retail activity° is 60 square metres.

B2 RESIDENTIAL ZONE continued

B2.5 Site Area

B2.5-1 The minimum exclusive site* area is 400 square metres per dwelling* unit.

B2.6 Outdoor Space

B2.6-1 Each dwelling* site* must be provided with a private and exclusive outdoor area formed in the shape of a rectangle, with a minimum area of 55 square metres and a minimum width of 4.5 metres.

B2.7 Exterior storage

B2.7-1 Exterior storage must meet the following requirements:

- a) no vehicle which is unwarranted for a period of more than 12 months under the Land Transportation Act 1998 can be stored on-site unless it is contained within a building*;
- b) the area used for exterior storage must not exceed 20 square metres;
- c) separation distance from adjoining boundaries must be at least 2 metres;
- d) storage must not exceed a height* of 3 metres.

B2.8 Glasshouses, Polytunnels or Shadehouses

B2.8-1 Glasshouses, polytunnels or shadehouses must not exceed:

- a) 10 percent of the total area of the site for a site under 1000 square metres; or
- b) 100 square metres in total area per site, where the total area of the site is over 1000 square metres;
- c) 3 metres in height*.

B2.9 Relocated Dwellings

B2.9-1 Any relocated structure intended for use as a dwelling must have previously been designed, built and used as a dwelling.

B2.9-2 Applications for building consent relating to the relocated dwelling and the destination site must be accompanied by a building pre-inspection report.

B2.9-3 All exterior reinstatement work identified in either the building pre-inspection report or the building consent must be completed within twelve months of delivery of the relocated dwelling to the site.

B2.9-4 The relocated dwelling must be installed on permanent foundations, in accordance with the provisions of the granted building consent, upon delivery to the destination site.

B2.9-5 All relocated dwellings must comply with the necessary requirements relating to natural hazards, parking and loading and any other relevant standards as set out in this Plan.

B2.10 Primary Produce Sales

B2.10-1 The display area of goods for sale must not exceed 10 square metres and must be contained wholly within the site.

B2.10-2 All goods available for sale must have been grown on the site at which they are offered for sale.

B2.10-3 The type of goods available for sale must not be available for sale for more than:

- a) A continuous period of three months; or
- b) A cumulative period of six months in any 12 month period.

B2 RESIDENTIAL ZONE continued

B2.11 Home Occupation

B2.11-1 Home occupation* must:

- a) be ancillary activities* to the residential use of the building*;
- b) be undertaken or operated by a member of the household residing on the property on which the home occupation* occurs.
- c) not involve exterior storage, display, or other indication of the home occupation* (other than an advertising sign permitted by this Plan) which would have the effect of altering the predominant character of the site* or neighbourhood;
- d) not involve delivery or collection of goods, materials, or wastes or visits by clients of the home occupation* outside the hours of 8.00 am to 8.00 pm;
- e) not occupy an area larger than 60 square metres gross floor area*;
- f) not generate more than 24 vehicle movements per day.

Controlled Activities

There are no controlled activities in the Residential Zone.

Restricted Discretionary Activities

The following are restricted discretionary activities in the Residential Zone:

- a) any activity that would otherwise be a permitted activity[^], but which fails to comply with any one or more of the standards for that rule in the Residential Zone or the general rules and standards as stated above;
- b) any building* which does not comply with the building* setback from a road[^] boundary*, provided that the building* does not exceed:
 - i. maximum wall height* of 2.4 metres;
 - ii. maximum overall building* height* of 3.5 metres; or
 - iii. maximum building* length of 9 metres.
- c) community facilities*;
- d) marae*;
- e) relocated buildings*;
- f) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard;
- g) masts used for amateur radio communications activities, exceeding 15 metres but less than 20 metres mast height.

The matters over which the Council will exercise its discretion are:

- a) the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances;
- b) in relation to buildings* that do not comply with building* setback from a road[^] boundary*:
 - i. the effect of the proposal on the safety, efficiency, or convenience of any adjoining road[^] or footpath; and
 - ii. the effect of the building's* location on opportunities for access to the rear of the site.

B2 RESIDENTIAL ZONE continued

- c) in relation to contaminated or potentially contaminated sites:
 - i. the nature of the activities known by Council to have previously been carried out on that site;
 - ii. the nature of the proposed activity and its potential impact on the hazard; and
 - iii. human health and safety.
- d) in relation to activities on land subject to natural hazards[^], this will be assessed with reference to the hazards section of this Plan.
- e) in relation to relocated buildings:
 - i. the design and appearance of the exterior of the building^{*} having regard to the quality and character of buildings and amenity in the immediate locality;
 - ii. the location of the building^{*} on land subject to natural hazards which will be assessed with reference to the hazards section of this Plan;
 - iii. the resultant end use of the relocated building^{*}.
- f) In relation to co-location of masts, radio and telecommunications equipment:
 - i. The effects of the height of the structure on the amenity values of the area adjacent to the proposed location of the activity.
- g) In relation to masts used for amateur radio communication activities:
 - i. whether the Applicant is a licensed amateur radio operator;
 - ii. the effect on the amenity of directly adjoining neighbours, in relation to the increase in mast height above 15 metres;
 - iii. the effect of the location of that section of the mast above 15 metres on the amenity of habitable rooms on adjoining neighbouring properties.

Discretionary Activities

The following are discretionary activities in the Residential Zone:

- a) Any activity that is not a permitted or restricted discretionary activity[^] in the Residential Zone, and any activity that is not specifically provided for in this Plan.

B3 EDUCATION ZONE

Permitted Activities

The following are permitted activities in the Education Zone:

- a) residential activities^{*};
- b) sporting activities, including equestrian stables, tennis courts and sporting pavilions;
- c) educational^{*}, cultural and religious activities;
- d) community^{*} and entertainment activities^{*};
- e) buildings^{*} and ancillary activities^{*} associated with any permitted activity[^];
- f) earthworks^{*}.

Permitted Activity Standards for the Education Zone

B3.1 Daylight Setback

B3.1-1 Buildings^{*}, parts of buildings^{*} and structures[^] (excluding chimneys, antennae and support structures[^] of less than 8 metres height^{*} above ground level) must be contained within a recession plane starting 2 metres above the existing ground level^{*} at each site^{*} boundary^{*} and then projecting inwards at a 45 degree angle.

This rule does not apply to any accessory buildings^{*} and network utilities^{*} having a maximum wall height^{*} of 2.4 metres and /or a maximum overall height^{*} of 3.5 metres and maximum building^{*} length of 9 metres.

B3.2 Building Setback

B3.2-1 Any building^{*} (excluding masts^{*} and poles of less than 8 metres height^{*}) must not be located closer than:

- a) 5 metres from any road[^] boundary^{*};
- b) 5 metres from any other site^{*} boundary^{*};
- c) 10 metres from any Arterial road[^] boundary^{*}, where the posted speed is 80km/h or greater;
- d) 20 metres of a Rural Zone boundary^{*}, where the Rural Zone land is in separate ownership.

B3.3 Maximum Building Coverage

B3.3-1 The proportion of the total area of the school site^{*} covered by buildings^{*} must not exceed 65%.

Controlled Activities

There are no controlled activities in the Education Zone.

Restricted Discretionary Activities

The following are Restricted Discretionary activities in the Education Zone:

- a) any activity that would otherwise be a permitted activity[^], but which fails to comply with one or more of the standards for that rule in the Education Zone or the general rules and standards as stated above.
- b) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard.

B3 EDUCATION ZONE continued

The matters over which the Council will exercise its discretion are:

- a) the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.
- b) In relation to co-location of masts, radio and telecommunications equipment:
 - i. the effects of the height of the structure on the amenity values of the area adjacent to the proposed location of the activity.

Discretionary Activities

The following are discretionary activities in the Education Zone:

- a) Any activity that is not a permitted[^] or restricted discretionary activity[^] in the Education Zone, and any activity that is not specifically provided for in this plan.

B4 COMMERCIAL ZONE

Permitted Activities

The following are permitted activities in the Commercial Zone:

- a) retail activities;
- b) commercial activities, and offices;
- c) community activities;
- d) educational activities;
- e) entertainment activities;
- f) places of assembly;
- g) fuel service facilities and commercial garages;
- h) residential accommodation associated with any permitted activity or within any heritage item;
- i) visitor accommodation;
- j) open space activities;
- k) manufacturing activities;
- l) network utility activities, associated structures and any minor upgrading of structures;
- m) buildings and ancillary activities associated with any permitted activity;
- n) earthworks.

Permitted Activity Standards for the Commercial Zone

B4.1 Daylight Setback

B4.1-1 Where any site adjoins the Residential Zone, every part of a building adjacent to the Residential Zone boundary must comply with the daylight setback rule for the Residential Zone.

B4.2 Activity Setback

B4.2-1 Residential or manufacturing activities located within the retail shopping core must not be located within 10 metres of the front boundary at ground floor level.

B4.2-2 Where any site adjoins a Residential Zone, a 3 metre landscaped setback from the adjoining boundary is required.

B4.3 Outdoor Open Space – Residential Units

B4.3-1 Each residential dwelling unit must be provided with a minimum area of 50 square metres of private outdoor space for the exclusive use of that unit, with a minimum width of 5 metres.

B4.4 Pedestrian Verandas Within the Retail Shopping Core

B4.4-1 All permanent buildings within the retail shopping core must incorporate a veranda above any pedestrian footpath. The veranda must include a horizontal setback of 450mm from the kerb, but must otherwise cover the full width of the footpath along the frontage of the building.

B4.4-2 The veranda must be designed and constructed so that it relates to neighbouring verandas and provides continuity of shelter.

B4.4-3 In the case of retail activities within the retail shopping core which may be set back from the road frontage, a veranda must be provided along the main frontage of the building where pedestrians gain entry to the building, or where practicable, in any other case.

B4 COMMERCIAL ZONE continued

B4.4-4 Within any Comprehensive Development Area* all permanent buildings must incorporate a veranda above any pedestrian footpath. Such verandas must extend the full width of the footpath along the frontage of the building. In the specific case of any supermarket development or other retail activity which may be set back from the road frontage, a pedestrian veranda must, where practicable, be incorporated.

B4.5 Retail Activities

B4.5-1 Within any Comprehensive Development Area*

- a) the total gross floor area of all retail activities shall not exceed 2,100m² (excluding one supermarket).
- b) only one supermarket is permitted up to a maximum total gross floor area of 1,800m².

B4.6 Fuel Service Activities

B4.6-1 Within any Comprehensive Development Area* there shall be a maximum of 3 fuel bays for any fuel service facilities* and commercial garages.

B4.7 Landscaping

B4.7-1 Trees or shrubs used for landscaping must:

- a) be selected to ensure root systems do not result in interference with underground utilities and services, or be contained in a way that prevents root systems from interfering with underground utilities or services;
- b) not obstruct sight lines to or from the road
- c) not compromise pedestrian safety and security
- d) be regularly maintained,
- e) not exceed a maximum height of 2 metres
- f) be removed and replaced if the tree or shrub has died subsequent to planting.

B4.7-2 Paved areas that are part of the area of landscape works must not be used for car parking and must be constructed from modular pavers or other high quality paving materials.

B4.7-3 Landscaping within a Comprehensive Development Area* must meet the following standards:

- a) Any activity, including on-site parking and associated buildings, with a boundary adjoining a road must provide at least one specimen tree for every 7 metres of site frontage. If the trees are within the distance of their mature drip-line to services, a root barrier system must be placed between the tree and the services.
- b) Trees or shrubs must be capable of growing to a maximum height of 2 metres within ten years of planting.
- c) Where trees are planted in a strip, this area must have a minimum width of two metres.
- d) Trees or shrubs must be selected to ensure root systems do not result in interference with underground utilities and services or obstruct sight lines to or from the road.
- e) A minimum of 90% of any area of landscaping must comprise trees and a combination of shrubs and ground cover or grass. No less than half of the required planted area must be planted with shrubs.
- f) Paved areas that are part of the area of landscape works must not be used for car parking and must be constructed from modular pavers or other high quality paving materials.
- g) Any amenity strip of not less than 2 metres in width must be provided along the boundary adjoining any rural zoned site. Planting of the amenity strip must include shrubs and trees capable of

B4 COMMERCIAL ZONE continued

attaining a height of 2 metres or more planted at a minimum frequency of one tree every 7 metres along the length of the amenity strip.

- h) All planting must be completed before any buildings on the site are occupied or, where this is not seasonally practicable, within the first planting season after completion of the buildings.
- i) All plants must be maintained (including by watering) over a two-year period to ensure the survival of all trees and at least 80% of shrubs. Any trees or shrubs that are removed or die must be replaced.

Controlled Activities

The following are a Controlled Activity in the Commercial Zone:

- a) Within the Bridge Street (Bulls) Comprehensive Development Area*, earthworks and minor soil disturbance including disturbance of the land surface associated with creating building foundations, developing vehicle access or parking, installing infrastructure or landscape planting and any cut or fill of less than 0.5 metre height.
- b) Within any Comprehensive Development Area*, retail activities (including supermarkets) provided for in B4.5-1 that comply with all permitted activity conditions but exceed the maximum car movement per day for access from a State Highway as set out in Rule B9.2-4.

The matters over which Council reserves control are:

- a) Management of earthworks and minor soil disturbance of contaminated material.
- b) Design and location of access to the State Highway having regard to the safe and efficient functioning of the State Highway and the need to avoid conflicts with access from surrounding sites onto the State Highway.
- c) Design and location of pedestrian access to the site having regard to the safe and efficient movement of pedestrians to and from the site across the State Highway.

Note: Management of earthworks will require a site specific foundation assessment to be undertaken with particular attention given to remediation areas. A site management plan for earthworks and minor soil disturbance activities will be required to be submitted as part of the resource consent application.

Controlled activities for retail activities must meet the following standards:

- a) No vehicle access crossing must be located closer than a distance of 87 metres from the nearest corner of the intersection of Bridge Street (State Highway 1) and Dalziel Street.

Restricted Discretionary Activities

The following are Restricted Discretionary activities in the Commercial Zone:

- a) any activity that would otherwise be a permitted activity[^], but which fails to comply with one or more of the standards for that rule in the Commercial Zone or the general rules and standards as stated above.
- b) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard.
- c) within any Comprehensive Development Area*
 - i. retail activities that exceed a total gross floor area of 2,100m²;
 - ii. supermarkets that exceed a total gross floor area of 1,800m²; and
 - iii. retail activities and supermarkets with a combined total gross floor area greater than 3,900m².

B4 COMMERCIAL ZONE continued

The matters over which the Council will exercise its discretion are:

- a) the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance;
- b) In relation to co-location of masts, radio and telecommunications equipment:
 - i. The effects of the height of the structure on the amenity values of the area adjacent to the proposed location of the activity.
- c) For activities within any Comprehensive Development Area:
 - i. the effect of that retail on the vitality and coherence of the Bulls Town Centre;
 - ii. the extent to which the size, location, scale and design of proposed buildings, advertising signage, driveways, car parking, landscaping and other site development complement the character of the site as a whole; and
 - iii. the effect of additional traffic generation and measures to address adverse effects on roads giving access to the site.

Discretionary Activities

The following are discretionary activities in the Commercial Zone:

- a) Any activity that is not a permitted, controlled or restricted discretionary activity[^] in the Commercial Zone, and any activity that is not specifically provided for in this plan.

B5 INDUSTRIAL ZONE

Permitted Activities

The following are permitted activities in the Industrial Zone:

- a) industrial activities*;
- b) fuel service facilities*;
- c) commercial* garages;
- d) motor vehicle sales yards and premises for vehicle hire;
- e) residential accommodation and ancillary activities* necessary for the operation of any permitted activity*;
- f) veterinary clinics;
- g) food outlets for takeaway activities servicing the needs of persons engaged within the zone and including canteens, cafes, dining rooms, recreational facilities and activities;
- h) open space* activities including stock grazing* of open space*;
- i) network utility* activities, associated structures^ and any minor upgrading* of structures^;
- j) trade suppliers and timber merchants;
- k) buildings* and ancillary activities* associated with any permitted activity*;
- l) earthworks*.

Permitted Activity Standards for the Industrial Zone

B5.1 Daylight Setback

B5.1-1 On sites* adjoining the Residential Zone, any part of a building* must comply with the daylight setback rule for the adjoining Residential Zone.

Controlled Activities

There are no Controlled Activities in the Industrial Zone.

Restricted Discretionary Activities

The following are Restricted Discretionary Activities in the Industrial Zone:

- a) any activity that would otherwise be a permitted ^, but which fails to comply with one or more of the standards for that rule in the Industrial Zone or the general rules and standards as stated above;
- b) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard.

The matters over which the Council will exercise its discretion are:

- a) the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.
- b) In relation to co-location of masts, radio and telecommunications equipment:
 - i. The effects of the height of the structure on the amenity values of the area adjacent to the proposed location of the activity.

B5 INDUSTRIAL ZONE continued

Discretionary Activities

The following are Discretionary Activities in the Industrial Zone:

- a) any activity that is not a permitted, or restricted discretionary activity[^] in the Industrial Zone, and any activity that is not specifically provided for in this Plan.
- b) any offensive activities.

B6 RURAL LIVING ZONE

Permitted Activities

The following are permitted activities in the Rural Living Zone:

- a) primary production* activities, except intensive farming* activities
- b) residential activities*;
- c) home occupation*;
- d) network utility* activities, associated structures^, and any minor upgrading* of structures;
- e) buildings* and ancillary activities* associated with any permitted activity^;
- f) earthworks*;
- g) roadside sales activities* located on strategic roads* or arterial roads*;
- h) domestic scale wind turbines*;
- i) relocated dwellings
- j) removal of any dwelling or building not listed in schedule C3.

Permitted Activity Standards for the Rural Living Zone

B6.1 Building Setback

B6.1-1 On sites that contain 5,000m² or more, all buildings* must not be located any closer than:

- a) 20 metres from any side or rear boundary*;
- b) 5 metres from any road^ boundary*;
- c) 10 metres from a boundary* with an existing state highway.

B6.1-2 On sites less than 5,000m² all buildings* must not be located any closer than:

- a) 5 metres from any side or rear boundary*;
- b) 5 metres from any road^ boundary*;
- c) 10 metres from a boundary* with an existing state highway.

B6.1-3 Rule B6.1-1 and B6.1-2 do not apply to network utilities* on sites* of less than 200 square metres.

B6.2 Maximum Number of Dwellings per Site

B6.2-1 On sites that contain 5,000m² or more, the number of dwellings* must not exceed a maximum of two dwellings* per site.*

B6.2-2 On sites less than 5,000m² the number of dwellings* must not exceed a maximum of one dwelling* per site.*

B6.3 Location of Effluent Storage and Treatment Activities

B6.3-1 All areas used for the storage and treatment of effluent generated from primary production* activities must meet the following separation distances:

- a) 300 metres from any residential boundary*, marae* or places of assembly;
- b) 55 metres from any road^ boundary*;
- c) 50 metres from any river, lake or wetland^; and
- d) 80 metres from any other boundary*.

B6.3-2 Rule B6.3-1 does not apply to septic tanks.

B6 RURAL LIVING ZONE continued

B6.4 Domestic Scale Wind Turbines

- B6.4-1 Domestic scale wind turbines* must be located at least 200 metres from neighbouring dwellings in all zones.
- B6.4-2 The maximum height* of turbines must not exceed 25 metres.
- B6.4-3 The maximum number of turbines per site* must not exceed four.

B6.5 Planting setback

- B6.5-1 Forestry* must not be located within 10m of a boundary*, or within 30m of any existing dwelling.
- B6.5-2 Forestry* and shelterbelts* must not be established where it will result in shading of any sealed road[^] between 10 am and 2 pm on the shortest day of the year.

Note: The Fencing Act (1978) identifies responsibilities in relation to addressing tree/branch fall damage to fences on property boundaries.

The above standards are consistent with the New Zealand Environmental Code of Practice for Plantation Forestry (2007).

Forest owners are advised to refer to the Regional Council for additional rules and standards in relation to forestry.

B6.6 Home Occupation

- B6.6-1 Home occupation* must:
- be an ancillary activity* to the residential use of the building*;
 - be undertaken or operated by a member of the household residing on the property in which the home occupation* occurs;
 - not involve exterior storage, display, or other indication of the home occupation* (other than an advertising sign permitted by this Plan) which would have the effect of altering the predominant character of the site* or neighbourhood;
 - not involve delivery or collection of goods, materials, or wastes, or visits by clients of the home occupation* outside the hours of 8.00 am to 8.00 pm;
 - not occupy an area larger than 60 square metres gross floor area*; and
 - not generate more than 24 vehicle movements per day.

B6.7 Roadside sales

- B6.7-1 The display area of goods for sale must not exceed 20 square metres and must be contained wholly within the site.
- B6.7-2 All goods available for sale must have been grown, produced or manufactured on the site at which they are offered for sale.
- B6.7-3 No roadside sales activity may take place adjacent to a State Highway where the posted speed limit is 100km/h.

B6.8 Relocated Dwellings

- B6.8-1 Any relocated structure intended for use as a dwelling must have previously been designed, built and used as a dwelling.
- B6.8-2 Applications for building consent relating to the relocated dwelling and the destination site must be accompanied by a building pre-inspection report.
- B6.8-3 All exterior reinstatement work identified in either the building pre-inspection report or the building consent must be completed within twelve months of delivery of the relocated dwelling to the site.

B6 RURAL LIVING ZONE continued

- B6.8-4 The relocated dwelling must be installed on permanent foundations, in accordance with the provisions of the granted building consent, upon delivery to the destination site.
- B6.8-5 All relocated dwellings must comply with the necessary requirements relating to natural hazards, parking and loading and any other relevant standards as set out in this Plan.

Controlled Activities

There are no controlled activities in the Rural Living Zone.

Restricted Discretionary Activities

The following activities are restricted discretionary activities in the Rural Living Zone:

- a) any activity that would otherwise be a permitted activity[^], but which fails to comply with any one or more of the standards for that rule in the Rural Living Zone or the general rules and standards as stated above;
- b) new marae^{*} or community activities^{*};
- c) Relocated buildings^{*};
- d) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard.

The matters over which the Council will exercise its discretion are:

- a) the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances;
- b) in the case of any new marae^{*} or community facility^{*}:
 - i. visual impacts;
 - ii. transportation effects, including the safety and efficiency on the transportation networks;
 - iii. noise; and
 - iv. site^{*} coverage^{*}.
- c) in relation to relocated buildings:
 - i. the design and appearance of the exterior of the building^{*} having regard to the quality and character of buildings and amenity in the immediate locality;
 - ii. the location of the building^{*} on land subject to natural hazards which will be assessed with reference to the hazards section of this Plan;
 - iii. the resultant end use of the relocated building^{*}.
- d) In relation to co-location of masts, radio and telecommunications equipment:
 - i. the effects of the height of the structure on the amenity values of the area adjacent to the proposed location of the activity.

Discretionary Activities

The following are discretionary activities in the Rural Living Zone:

- a) any activity that is not a permitted or restricted discretionary activity[^] in the Rural Living Zone, and any activity that is not specifically provided for in this Plan;
- b) intensive farming^{*};
- c) any renewable electricity generation^{*}, other than domestic scale wind turbines.

B7 RURAL ZONE

Permitted Activities

Papakainga housing*

Except within an outstanding natural feature and landscape or unless otherwise stated, the following are permitted activities in the Rural Zone:

- a) existing primary production*;
- b) new primary production (except in an ONFL);
- c) residential activities*
- d) home occupation*;
- e) roadside sales*;
- f) activities on the surface of any river, lake* or wetland^;
- g) network utilities*, any associated structures^, and minor upgrading*
- h) buildings and ancillary activities* associated with any permitted activity*;
- i) earthworks*;
- j) domestic scale wind turbines*;
- k) powerboating
- l) relocated dwellings
- m) removal of any dwelling or building not listed in schedule C3.
- n) agricultural research activities on Flock House farm*

Permitted Activity Standards for the Rural Zone

B7.1 Building Setback

B7.1-1 All buildings*, except those used for intensive farming*, must not be located any closer than:

- a) 20 metres from any side or rear boundary*;
- b) 5 metres from any road^ boundary*;
- c) 10 metres from a boundary* with an existing state highway

This rule does not apply to network utilities* on sites* of less than 200 square metres in size.

B7.2 Maximum number of dwellings per site

B7.2-1 The number of dwellings* must not exceed a maximum of two dwellings* per site*.

B7.3 Location of effluent storage and treatment activities

B7.3-1 All areas used for the storage and treatment of effluent generated from primary production* activities must meet the following separation distances:

- a) 300 metres from any residential boundary*, marae* or place of assembly;
- b) 55 metres from any road^ boundary*;
- c) 20 metres from any river, lake* or wetland^ unless that river, lake* or wetland^ is identified as an at-risk, rare or threatened habitat for the purposes of the Horizons Regional Council One Plan Rule 13.6, in which case setback must be 50 metres; and
- d) 80 metres from any other boundary*.

B7.3-2 Rule B7.3-1 does not apply to septic tanks.

B7 RURAL ZONE continued

B7.4 Dwelling Separation

B7.4-1 New dwellings* must not be located closer than 100 metres from any existing dwelling*.

B7.5 Papakainga Housing

B7.5-1 Papakainga housing can only occur in the Rural zone within the Papakainga Housing land area overlay*.

B7.5-2 Each dwelling must have an area for exclusive use of at least 200 metres, and:

- a) where there are 3 dwellings or less, a private and exclusive outdoor area formed in the shape of a rectangle, with a minimum area of 55 square metres and a minimum width of 4.5 metres.
- b) where more than 3 dwellings are sited, a communal outdoor space of at least 200 square metres, if a private and exclusive outdoor space is not provided.

B7.5-3 Dwellings must be separated by at least 3 metres at the closest point.

B7.5-4 Rule B7.2-1 does not apply to Papakainga housing.

B7.5-5 All dwellings must be able to be separately serviced for connections to water, stormwater and sewage.

B7.6 Planting setback

B7.6-1 Forestry* must not be located within 10 metres of a boundary*, or within 30m of any existing dwelling.

B7.6-2 Forestry* or shelterbelts* must not be established where it will result in shading of any sealed road^ between 10am and 2pm on the shortest day of the year.

Note: The Fencing Act (1978) identifies responsibilities in relation to addressing tree/branch fall damage to fences on property boundaries.

The above standards are consistent with the New Zealand Environmental Code of Practice for Plantation Forestry (2007).

Forest owners are advised to refer to the Regional Council for additional rules and standards in relation to forestry.

B7.7 Setback from Rivers, Lakes, Wetlands, and the Coast

B7.7-1 Buildings* or structures^ must not be constructed within:

- a) 15 metres of a river, lake* edge or wetland*;
- b) 350 metres of mean high water springs along the coast.

These setbacks do not apply to the construction of bridges, floodgates, fords or culverts. Note that consent for bridges, floodgates, fords or culverts may be required from Horizons Regional Council.

B7.8 Activities on the surface of any river or lake

B7.8-1 Any activity on the surface of any river, lake* or wetland^ must not exclusively occupy any defined area of water for more than 3 hours per day, for more than 3 consecutive days.

B7.8-2 Any structure^ erected, moored, or placed on any water surface must not exceed 10 square metres gross floor area* and 3 metres height* above the water surface.

Note: Any structure placed on the bed of a river, lake or wetland may require a resource consent from the regional council.

B7.9 Power boating activities on the surface of rivers and lakes

B7.9-1 Power boating must not occur at any time of the year on:

B7 RURAL ZONE continued

- a) the Rangitikei River upstream of a point 1 kilometre upstream of Mokai Bridge; and
- b) on the Whakaurekou River.

B7.9-2 Power boating must not occur on the Kawhatau River, Moawhango River, Hautapu River, Porewa Stream or any tributaries of the Rangitikei River between the 1st May and the 30th September.

B7.9-3 Power boat use is exempt from the provisions of B7.9-1 and B7.9-2 where it is undertaken for the purposes of:

- a) Access for emergency services,
- b) Access for farmers adjoining the rivers in the case of emergency and where there is no practicable overland route
- c) Access for the Department of Conservation for management of the river systems

B7.10 Domestic Scale Wind Turbines

B7.10-1 Domestic scale wind turbines* must be located at least 200 metres away from neighbouring dwellings in all zones.

B7.10-2 The maximum height* of turbines must not exceed 25 metres.

B7.11 Home Occupation

B7.11-1 Home occupation* must:

- a) be an ancillary activity* to the residential use of the building*;
- b) be undertaken or operated by a member of the household residing on the property in which the home occupation* occurs;
- c) not involve exterior storage, display, or other indication of the home occupation* (other than an advertising sign permitted by this Plan) which would have the effect of altering the predominant character of the site* or neighbourhood;
- d) not involve delivery or collection of goods, materials, or wastes, or visits by clients of the home occupation* outside the hours of 8.00 am to 8.00 pm;
- e) not occupy an area larger than 60 square metres gross floor area*; and
- f) not generate more than 24 vehicle movements per day.

B7.12 Roadside sales

B7.12-1 The display area of goods for sale must not exceed 40 square metres and must be contained wholly within the site.

B7.12-2 All goods available for sale must have been grown, produced or manufactured on the site at which they are offered for sale.

B7.12-3 No roadside sales activity may take place adjacent to a State Highway where the posted speed limit is 100km/h.

B7.13 Relocated Dwellings

B7.13-1 Any relocated structure intended for use as a dwelling must have previously been designed, built and used as a dwelling.

B7.13-2 Applications for building consent relating to the relocated dwelling and the destination site must be accompanied by a building pre-inspection report.

B7.13-3 All exterior reinstatement work identified in either the building pre-inspection report or the building consent must be completed within twelve months of delivery of the relocated dwelling to the site.

B7 RURAL ZONE continued

- B7.13-4 The relocated dwelling must be installed on permanent foundations, in accordance with the provisions of the granted building consent, upon delivery to the destination site.
- B7.13-5 All relocated dwellings must comply with the necessary requirements relating to natural hazards, parking and loading and any other relevant standards as set out in this Plan.

Controlled Activities

There are no controlled activities in the Rural Zone.

Restricted Discretionary Activities

The following activities are restricted discretionary activities in the Rural Zone:

- a) any activity that would otherwise be a permitted or controlled activity[^], which does not occur within outstanding natural features and landscapes identified in schedule C4, but which fails to comply with any one or more of the standards for that rule in the Rural Zone or the general rules and standards;
- b) intensive farming^{*};
- c) quarrying^{*}
- d) new marae^{*}, or community activities^{*};
- e) relocated buildings^{*}
- f) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard.

The matters over which the Council will exercise its discretion are:

- a) the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances;
- b) in the case of any building^{*}, structure[^], or earthworks^{*} located closer than the specified minimum distance from any river, lake, wetland[^] or the coast:
 - i. the effect of the proposal on the natural character, amenity, spiritual or landscape values of the identified natural area and its immediate vicinity;
 - ii. the need to avoid, remedy, or mitigate any adverse effects on those values;
 - iii. visual impacts;
 - iv. transportation effects, including the safety and efficiency of the transportation networks; and
 - v. noise.
- c) In the case of quarrying^{*} activity:
 - i. the effects on the amenity values of the surrounding area
 - ii. the proposed maximum dig depth and the remediated ground level
 - iii. proximity to water sources, including underground water
 - iv. stripping and storage of overburden and revegetation
 - v. location, storage and disposal of waste material
 - vi. heavy vehicle movements to and from the site
 - vii. area of the site to be quarried
 - viii. signage, including safety and warning signs
 - ix. extraction method (e.g. strip mining or open cast)

B7 RURAL ZONE continued

- d) in the case of any new marae, or community activity:
 - i. visual impacts;
 - ii. transportation effects, including the safety and efficiency of the transportation networks;
 - iii. noise; and
 - iv. site coverage.
- e) in the case of intensive farming:
 - i. the number of livestock to be contained on the site;
 - ii. noise;
 - iii. odour;
 - iv. visual impact;
 - v. transportation effects, including the safety and efficiency of the transportation networks;
 - vi. whether adverse effects in the natural environment can be effectively avoided, remedied or mitigated;
 - vii. setback from any boundary, including the road boundary; and
 - viii. separation distance from any residential activity.
- f) in relation to relocated buildings:
 - i. the design and appearance of the exterior of the building having regard to the quality and character of buildings and amenity in the immediate locality;
 - ii. the location of the building on land subject to natural hazards which will be assessed with reference to the hazards section of this Plan;
 - iii. the resultant end use of the relocated building.
- g) In relation to co-location of masts, radio and telecommunications equipment:
 - i. the effects of the height of the structure on the amenity values of the area adjacent to the proposed location of the activity.
- h) Reverse sensitivity effects arising from the activity adjoining a consented or existing renewable electricity generation activity including:
 - i. the frequency, character and intensity of the relevant adverse effect;
 - ii. the degree of effect on the relevant consented or existing activity in its particular environment having regard to such factors as noise and visual amenity;
 - iii. whether the potential reverse sensitivity effects can be mitigated by way of conditions including but not limited to design, building orientation and insulation, earthworks, planting or moving the proposal (either by increasing the separation from the relevant existing or consented activity, or by changing the orientation to the relevant existing or consented activity);
 - iv. whether the owner/operator of the relevant consented or existing activity has been consulted with, and the outcome of the consultation;
 - v. the requirements for the activity to be located on the site;
 - vi. the benefits of locating the activity on the site.

Discretionary Activities

The following are discretionary activities in the Rural Zone:

- a) any activity that is not a permitted, or restricted discretionary activity[^] in the Rural Zone, and any activity that is not specifically provided for in this Plan;
- b) any new primary production^{*} activity within outstanding natural features and landscapes (as identified within Schedule C4);
- c) any renewable energy^{*} generation, other than domestic scale wind turbines, including any new wind farm or extension to an existing wind farm; and
- d) activities within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National grid transmission line which do not meet the permitted activity standards in B1.13.

Discretionary Activity Standards

B7.14 Assessment criteria for activities within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid transmission line

B7.14-1 For buildings^{*} and structures[^] within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid transmission line the following assessment criteria apply:

- a) extent of compliance with NZECP34:2001
- b) the location, height, scale, orientation and use of buildings and structures to ensure the following effects are addressed:
 - i. the risk to the structural integrity of the transmission line;
 - ii. the effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network;
 - iii. the risk of electrical hazards affecting public or individual safety, and risk of property damage;
 - iv. the extent of associated earthworks, and use of mobile machinery near transmission lines which may put the line at risk; and
 - v. the intended use of the building, including whether it is for a sensitive activity^{*}.

B7.14-2 For earthworks^{*} within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid transmission line the following assessment criteria apply:

- a) effects on structural integrity of the transmission line;
- b) volume, area and location of the works, including temporary activities such as stockpiles;
- c) time of the works;
- d) site remediation;
- e) the use of mobile machinery near transmission lines which may put the line at risk; and
- f) compliance with NZCEP34:2001.

B8 NATURAL HAZARDS

Permitted Activities

All activities listed in the general rules section B1, or each zone, where they meet the permitted activity standards in the general rules and of that zone; and are not specifically listed as a restricted discretionary activity below.

Permitted Activity Standards

B8.1 Natural Hazard Area 2 (Flooding)

- B8.1-1 In Natural Hazard Area 2 (Flooding), any building, structure or extension must meet the minimum floor height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 500mm freeboard.
- B8.1-2 Any landscaping, fencing or earthworks must not change the flood flow paths to the extent that it would exacerbate flooding on the site, or on any adjacent or downstream site.

B8.2 Natural Hazard Area – Taihape West Slip Zone

- B8.2-1 In the Taihape West Slip Zone, any new non-habitable building or structure must not exceed a gross floor area of 40 square metres, and no new dwellings, relocated dwellings or habitable buildings will be permitted to be erected on any site.
- B8.2-2 A Geotechnical report and specifications of foundations prepared by a registered structural engineer or equivalent person suitable to the Council must accompany any building consent application for any addition or extension to any existing building that exceeds an area of 20 square metres.

B8.3 Natural Hazard Area – Landslide

- B8.3-1 In Natural Hazard Area – Landslide, Geotechnical report by a registered structural engineer or equivalent person suitable to the Council must accompany any building consent application for:
- any new dwelling; or
 - any new habitable building; or
 - any additional or extension to an existing dwelling or habitable building exceeding 30 square metres.
 - any new commercial building; or
 - any new community facility.

B8.4 Natural Hazard Area 1 and Area 2 (Ground Shaking and Liquefaction)

- B8.4-1 In Natural Hazard Area 1 and Area 2 (Ground Shaking and Liquefaction), the following activities are permitted where they meet the permitted activity standards in the general rules and of that zone:
- non-habitable buildings, garages and pole sheds that qualify for an exemption for building consent under Schedule 1 of the Building Act 2004. (Note: for the avoidance of doubt this excludes any building with any plumbing or drainage other than stormwater).
 - new dwellings, relocated dwellings and buildings used for commercial activities that have piled foundations.
 - a Geotechnical report by a registered structural engineer or equivalent person suitable to the Council must accompany any building consent application for any addition or extension to any building (not having piled foundations) that exceeds an area of 30 square metres.

B8.5 Natural Hazard Area – Active Fault

- B8.5-1 In Natural Hazard – Active Fault, the following activities are permitted where they meet the permitted activity standards in the general rules and of that zone:

B8 NATURAL HAZARDS continued

- a) non-habitable buildings, garages and pole sheds that qualify for an exemption for building consent under Schedule 1 of the Building Act 2004. (Note: for the avoidance of doubt this excludes any building with any plumbing or drainage other than stormwater).
- b) new dwellings, relocated dwellings and buildings used for commercial activities that have piled foundations.
- c) a Geotechnical report and specifications of foundations prepared by a registered structural engineer or equivalent person suitable to the Council must accompany any building consent application for any addition or extension to any building (not having piled foundations) that exceeds an area of 20 square metres.

Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

In Natural Hazard Area 1 (Flooding), any of the following are Restricted Discretionary Activities:

- a) any erection of, or placement of, or extension to, any building or structure,
- b) new critical infrastructure,
- c) subdivision[^],
- d) landscaping, fencing or earthworks likely to change flood flow paths,
- e) any activity involving storage of hazardous substances

The matters over which Council will exercise its discretion are:

- a) avoidance or mitigation of natural hazards[^];
- b) the adequacy of avoidance or mitigation measures to address natural hazards;
- c) the functioning of flood ways;
- d) the consequential effects of avoiding or mitigating hazards including, but not limited to, effects on landscape and natural character, visual amenity[^], urban design, and the displacement of floodwaters onto other properties;
- e) the risk of failure of the proposed mitigation measures;
- f) any potential to exacerbate a natural hazard[^] caused either directly or indirectly by the activity;
- g) design, scale, location and construction;
- h) minimum floor levels;
- i) prevention of any more than minor adverse effects on the effectiveness of existing flood hazard avoidance or mitigation measures, including works and structures[^] within river and drainage schemes, natural landforms that protect against inundation, and overland stormwater flow paths;
- j) avoidance or mitigation of adverse effects on existing structures[^] and activities.

Restricted Discretionary Activity Standards

Within Natural Hazard Area 1* (Flooding)

- a) the finished floor or ground level of any habitable building* must include 500mm freeboard above the 0.5% AEP (1 in 200 year) flood event

Discretionary Activities

Any activity within Natural Hazard Area 1* or Natural Hazard Area 2* that does not comply with the permitted activity standards or the restricted discretionary activity[^] standards is a discretionary activity[^].

B9 TRANSPORT

Permitted Activity Standards

B9.1 Vehicle Access to Individual Sites

At the time a site^{*} is developed, provision must be made for vehicle access^{*} to a public road[^] and before any activity commences in a building^{*} and/or on the site^{*}, the vehicle access^{*} must be formed in accordance with the following standards:

- B9.1-1 All vehicle access^{*} (including access ways, private roads, access lots and rights of way), must be dimensioned and formed in accordance with the Council's Subdivision and Development Code of Practice.
- B9.1-2 For sites^{*} in any zone except the Rural Zone, the following applies:
- sites^{*} with a public road[^] frontage of 30 metres or less must have only one vehicle crossing; or
 - sites^{*} with a public road[^] frontage of more than 30 metres must have no more than two vehicle crossings on each frontage, and the crossings must be a minimum distance of 7.5 metres apart.
 - In relation to any Comprehensive Development Area^{*} this rule applies to the entire frontage of the Comprehensive Development Area^{*} and not to individual sites.
- B9.1-3 The applicable minimum sight distances:
- for roads (other than state highways) are listed in Table B9.1 and measured in accordance with Figure 9.1.
 - for roads and rail are listed in Table B9.5 and measured in accordance with Figure 9.6.
- B9.1-4 Separation distances between accessways must be in accordance with Table B9.1.

B9.2 Access to a State Highway

- B9.2-1 Vehicle access^{*} onto any state highway must meet the conditions in Table B9.2.
- B9.2-2 Access to the state highway is only allowed where there is no alternative legal access available to another road[^];
- B9.2-3 Each site^{*} must have only one crossing and it must not exceed 6m in width at the property boundary^{*}; and
- B9.2-4 The maximum number of car equivalent movements (as calculated below) must not exceed 100 per day:
- 1 car to and from the site = 2 car equivalent movements
 - 1 truck to and from the site = 6 car equivalent movements
 - 1 truck and trailer to and from the site = 10 car equivalent movements
- B9.2-5 In relation to any Comprehensive Development Area^{*}, no servicing is to take place directly from a state highway frontage.
- B9.2-6 Rule B9.2-2 and B9.2-3 do not apply to the creation of vehicle access onto any state highway in relation to permitted or controlled activities in any Comprehensive Development Area^{*}.

B9.3 New Roads

- B9.3-1 New roads[^] must meet the requirements of Council's Subdivision and Development Code of Practice.

B9.4 Road Intersections

- B9.4-1 Road intersections must be designed in accordance with the standards set out in Tables B9.3 and B9.4, except for private farm and plantation forestry^{*} roads[^] which do not intersect with a public road[^].

B9.5 Level Crossings

- B9.5-1 Road and rail intersections must be designed in accordance with the standards set out in Table B9.5, except for private farm and forestry roads which do not intersect with a railway line.
- B9.5-2 Access across railway lines, by way of the formation of a level crossing, is only allowed where there is no alternative legal access available from another road.
- B9.5-3 Where any vehicle access crosses a rail level crossing, the approaches must be formed to slope away from the railway at a minimum gradient of 1 in 50 for a minimum of 5 metres from the rail level crossing.
- B9.5-4 New driveways or access ways must not be located within 30 metres of an existing level crossing.

Note: Where changes to an existing level crossing are proposed, consultation with the New Zealand Railways Corporation is required. The proposal must not create a significant increase in:

- a) vehicles (including creating vehicle queues at certain times of day) or pedestrians
- b) noise that may compromise the ability to hear the level crossing alarms
- c) associated activities that may cause distraction or confusion e.g. flashing signs

Table B9.6 contains the Roding Hierarchy that applies to all roads in the Rangitikei District.

B9.6 Number of On Site Vehicle Parking Spaces Required

- B9.6-1 Where a building^{*} is constructed, reconstructed, altered or added to, or any activity is established on a site^{*} or in a building^{*} or other structure[^], the parking provisions and standards in Table B9.7 apply.
- B9.6-2 Where there are multiple activities on-site, and each activity requires vehicle parking in terms of this Plan, the total vehicle parking required must be the combined total requirement for all activities.
- B9.6-3 Loading bays^{*} and spaces may be counted as parking spaces^{*} according to the number of parking spaces^{*} able to be accommodated.
- B9.6-4 Within a Comprehensive Development Area^{*} each activity must provide vehicle parking spaces, manoeuvring areas and loading facilities as specified in Table B9.7, except where retail units have an individual gross floor area of less than 500 square metres and share a common parking area provided for a supermarket (which complies with B9). Such retail units will be required to provide a minimum of 3 parking spaces per 100 square metres of floor area.

Note: Where the calculation of required on-site parking spaces^{*} results in a fraction of a whole space, any fraction under or equal to half is disregarded, and any fraction over half will count as one space.

B9.7 Disability parking spaces

- B9.7-1 Where on-site parking is provided for any building^{*} or activity except dwellings^{*}, parking spaces^{*} for the disabled must be provided in accordance with Table B9.8.

B9.8 Location of Disability Parking

- B9.8-1 All parking spaces^{*} for the disabled must be sited:
- a) as close as is practicable to the entrance to any building^{*} on-site; and
 - b) to allow reasonably practicable access for disabled persons from each parking space^{*} to the relevant building^{*} entrance.

B9.9 Loading Spaces

- B9.9-1 Any commercial^{*} or industrial activity^{*} must make provision for a minimum of one off-street loading/unloading space.

- B9.9-2 Each loading space must have a minimum length of 7.5 metres, a minimum width of 3.5 metres, and a minimum clear height* of 4.5 metres.
- B9.9-3 Sufficient manoeuvring space must be provided to accommodate a 90th percentile two-axle truck as shown in Figure 9.4.

B9.10 Vehicle Access, Manoeuvring and Loading Space

- B9.10-1 Each parking space* must have a minimum dimension sufficient to accommodate a 99th percentile car-tracking curve with manoeuvring space in accordance with Figures 9.2 and 9.3.
- B9.10-2 Sufficient manoeuvring space must be provided on-site to enable vehicles to enter and exit a parking area or loading space in a forward direction in situations where:
- a) the site* is accessed from a state highway; or
 - b) the vehicle parking area contains more than 5 parking spaces*; or
 - c) any of the parking spaces* is located further than 30 metres from the road^; or
 - d) the site* is a rear site* with access by way of an accessway or driveway.

B9.11 Construction of Vehicle and Loading Parking Spaces

- B9.11-1 In all zones except for the Rural Zone, all vehicle parking and loading spaces and access aisles must be formed, metalled, and sealed to an all-weather hard surface standard in accordance with the Council's Subdivision and Development Code of Practice.
- B9.11-2 In the Rural Zone, all vehicle parking and loading spaces and access aisles required by this Plan must be formed and metalled to an all-weather standard in accordance with the Council's Subdivision and Development Code of Practice.
- B9.11-3 All vehicle parking and loading spaces and access aisles must provide surface water drainage in accordance with the Council's Subdivision and Development Code of Practice.
- B9.11-4 All parking areas must be provided with night lighting where they are available to the public, to enhance their safety after dark.
- B9.11-5 Any parking area which comprises 5 or more parking spaces* and which adjoins a Residential Zone must be screened along the boundary* adjoining that Residential Zone by planting or by a solid screen fence not less than 1.5 metres in height*.
- B9.11-6 All parking areas and access to the carpark area must have, adjacent to their boundary* with any road^, a permanent barrier or raised kerb to ensure vehicles entering or leaving the site* only use the approved vehicle access* crossing point/s.

B9.12 Access to Vehicle Parking and Loading Spaces, and Access Aisles

- B9.12-1 The space that is dedicated on any site* for vehicle parking, loading and access must:
- a) remain clear;
 - b) not be obstructed by other activities; and
 - c) not be diminished by the storage of goods or erection of any structure^.

Controlled Activities

- B9.13-1 There are no controlled activities relating to transport.

Restricted Discretionary Activities

The following are restricted discretionary activities relating to transport:

- a) Any activity that would otherwise be a permitted activity, but which fails to comply with the permitted activity standards for transport.

The matters over which the Council will exercise its discretion are:

- a) The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.

Table B9.1: Access Performance Standards Table

POSTED (LEGAL) SPEED LIMIT (KM/H)	REQUIRED SIGHT DISTANCES (M) (SEE FIGURE 9.1)	LOCATION OF PROPERTY ACCESS RELATIVE TO INTERSECTION (SEE FIGURE 9.5)		MINIMUM SPACING BETWEEN ADJACENT PROPERTY ACCESSWAYS DISTANCE N ON FIGURE 9.5 (M)
		Minimum Distance K (m)	Minimum Side Road Distance M (m)	
50	85	30	20	-
60	115	50	30	-
70	140	100	45	-
80	170	120	60	100
100	250	200	60	200

Table B9.2: Sight distance standards for State Highways

POSTED SPEED LIMIT (KM/H)	85TH PERCENTILE OPERATING SPEED, MEASURED AT THE SITE (OR IF ABOVE NOT KNOWN, POSTED SPEED PLUS 10 KM/H)	MINIMUM SIGHT DISTANCE STANDARD (M)
Not applicable	50	89
50	60	113
60	70	140
70	80	170
80	90	203
90	100	240
100	110	282

Table B9.3: Intersection Separation Distances

POSTED SPEED LIMIT (KM/H)	MINIMUM DISTANCE REQUIRED BETWEEN INTERSECTIONS
100	800 125 (farm or forestry access only)
70	220
50	125

Minimum sight distances for intersections are measured at a height* of 1.15 metres above road^ level.

Table B9.4: Sight Distances for Road Intersections

DESIGN ROAD SPEED (KM/H)	MINIMUM SIGHT DISTANCE FOR VEHICLES ENTERING INTERSECTION (M)
50	80
70	130
100	250

Table B9.5: Sight distances for road and rail intersections (level crossings) (Refer Figure 9.6.)

POSTED SPEED LIMIT (KM/H)	APPROACH DISTANCE A (M)	VISIBILITY ALONG TRACK B (M)
10	17	480
20	32	325
30	51	286
40	74	278
50	100	281
60	131	289
70	165	302
80	203	316
90	244	332
100	290	348
110	339	366

Table B9.6: Roading Hierarchy in the Rangitikei District

STRATEGIC ROADS	ARTERIAL ROADS
State Highway No. 1	Wanganui Road (Turakina to Marton and including High Street)
State Highway No. 3	Calico Line (Marton to S.H. 1)
State Highway No. 54	Makirikiri Road (S.H. 1 to S.H. 3)
Kakariki Road	Wellington Road (Marton to S.H. 1)
Taihape-Napier Road	Pukepapa Road (Marton to S.H. 3)
	Fern Flats Road (Wanganui Road to Jeffersons Line)
	Jeffersons Line (Fern Flats Road to S.H. 1)
	Skerman Street Marton (Wanganui Road to Bond Street)
	Bond Street Marton (Skerman Street to Calico Line)
	Broadway Marton (Wellington Road to Calico Line)
	Ruahine Road
	Spooners Hill Road
	Te Moehou Road

COLLECTOR ROADS

Parewanui Road (S.H. 1 to western end Scotts Ferry)	Pungatawa Road
Raumai Road	Mataroa Road
Santoft Road (S.H. 3 to Beamish Road)	Rongoiti Road
Lake Alice Road (S.H. 3 to former hospital entrance)	Tiriraukawa Road (Rongoiti Road to Whaka Road)
Turakina Beach Road	Ruanui Road (Mataroa Road to Haraekeitangi Road)
Ratana Road	Waiaruhe Road
Wings Line	Bredins Line
Goldings Line	Hereford Street
Nga Tawa Road	Mill Street
Tutaenui Road	Hendersons Line (Pukepapa Road to Wellington Road)
Waimutu Road	Station Road
Makuhou Road	Main Street
Putorino Road (S.H. 1 to Rangatira Road)	Matai Street
Ongo Road	French Street (Matai Street to Wings Line)
Mangahoe Road	Kensington road
Mangatipona Road	Hawkestone Road
Kauangaraoa Road	King Street
Turakina Valley (Mangatipona Road to Mangahoe road; and Ongo Road to Pohonui Road)	Taumaihi Street
Murimotu Road	Wilson Street
Kie Kie Road	Criterion Street
Otara Road	Bruce Street (Huntermville)
Toe Toe Road (S.H. 1 to Potaka Road)	High Street (Huntermville to S.H. 1 to Rangatira Road)
Gorge Road (S.H. 1 to Tuhoe Road)	Goldfinch Street
	Kiwi Road (Hautapu Street to Ruru Road)
	Robin Street
	Kaka Road (Robin Street to Ruru Road)
	Torere Road

LOCAL ROADS

All other roads in the District

Table B9.7: Parking spaces required per activity

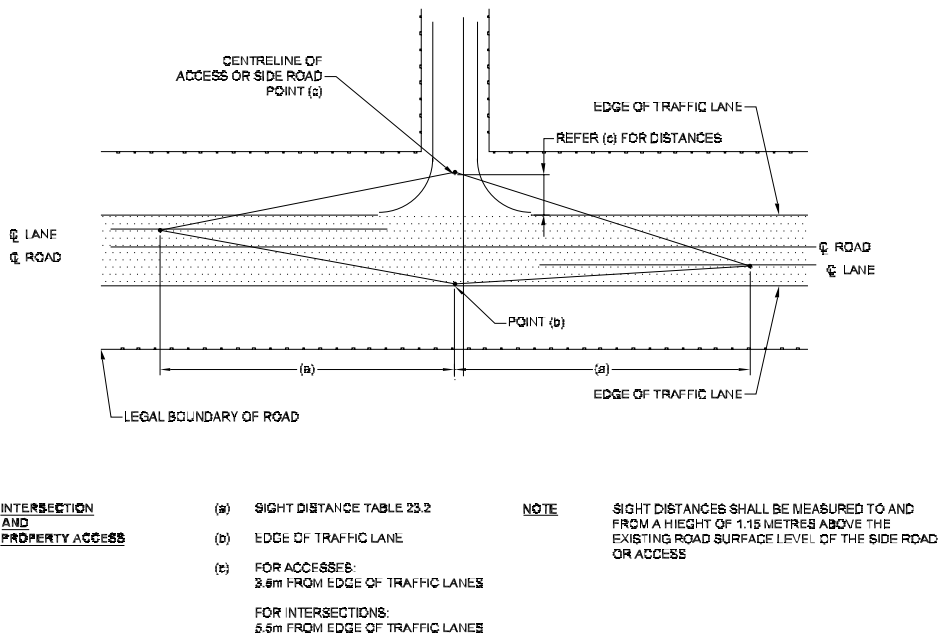
ACTIVITY	NUMBER OF SPACES REQUIRED
Commercial Activities including Banks and Commercial Services	Marton: 1 per 200 square metres gross floor area of any building Huntermville: 1 per 200 square metres gross floor area of any building Taihape: 1 per 80 square metres gross floor area of any building Bulls: 1 per 90 metres gross floor area of any building
Retail Activities	1 per 20 square metres gross floor area
Community Facilities, Places of Assembly and Entertainment	1 for every 10 persons the hall or building is designed to accommodate or the activity is expected to attract
Day-Care and Child Care Centres	Marton and Huntermville: nil Taihape and Bulls: 1 for every 2 staff
Home Occupations	1 per site
Health Providers	1 per staff and 1 for every 2 practitioners
Licensed Hotels and Taverns	1 per 50 square metres gross floor area of all bar, dining, or other area open to the public
Industrial Activities	1 per 150 square metres gross floor area of any building
Residential Activities	1 space per residential dwelling unit
Rest Homes and Facilities for the Care of the Elderly	1 per 3 staff, plus 1 for every 5 persons the facility is designed to accommodate

ACTIVITY	NUMBER OF SPACES REQUIRED
Restaurants	1 for every 5 persons the dining area is designed to accommodate
Rural Service Activities	4 per site
Schools	1 per staff member
Road-Side Sales Activities	4 per site
Visitor Accommodation	1 per unit

Table B9.8: Disability parking spaces per activity

NUMBER OF GENERAL PARKING SPACES	NUMBER OF DISABILITY PARKING SPACES
Less than 10	1
10-100	2
Greater than 100	3 (1 for every 50 general parking spaces)

Figure 9.1: Sight Distance Measurements



Note: Sight distances will be measured to and from a height of 1.15m above the existing road surface level of the side road or access.

Intersection and property access:

- (a) Sight distance is defined in Table B9.1 and Table B9.2
- (b) Edge of Traffic Lane
- (c) For accesses: 3.5m from edge of traffic lane;
- (d) For intersections: 5.5m from edge of traffic lanes

Where there are two or more tracks, the 30m sight line applies to the centreline of the nearest track.

Figure 9.2: Car Manoeuvring and Parking Space Dimensions

DEGREE OF ANGLE OF PARKING	PARKING TYPE	STALL WIDTH (A)	STALL DEPTH		AISLE WIDTH (D)	TOTAL DEPTH (E)	
			From wall (b)	From kerb (c)		One row	Two Rows
0°	Parallel	2.4m	See note 1	See note 1	3.5m	5.9m	8.3m
30°	Nose in	Min 2.4m	4.2m	4.0m	3.5	7.7m	11.9m
45°	Nose in	Min 2.4m	4.9m	4.5m	3.5m	8.4m	13.3m
60°	Nose in	2.4m	5.4m	4.9m	4.5m	9.9m	15.3m
		2.5m			4.1m	9.5m	14.9m
		2.6m			3.5m	8.9m	14.3m
		2.7m			3.5m	8.9m	14.3m
75°	Nose in	2.4m	5.4m	4.9m	6.6m	12.0m	17.4m
		2.5m			6.3m	11.7m	17.1m
		2.6m			5.2m	10.6m	16.0m
		2.7m			4.6m	10.0m	15.4m
90	Nose in	2.4m	5.1m	4.6m	8.7m	13.8m	18.9m
					7.7m	12.8m	17.9m
					7.0m	12.1m	17.2m
					6.8m	11.9m	17.0m

1. Parallel parking spaces (Parking Angle 0°) must be 6.0m long, except where one end of the space is not obstructed, in which case the length of a space may be reduced to 5.0m.
2. Minimum aisle and accessway widths must be 3.0m for one-way flow, and 5.5m for two-way flow. Recommended aisle and accessway widths are 3.5m for one-way flow, and 6.0m for two-way flow.
3. Maximum kerb height = 150mm.
4. Stall depth computed to 90th percentile vehicle dimensions. A 200mm separation from walls has been added.

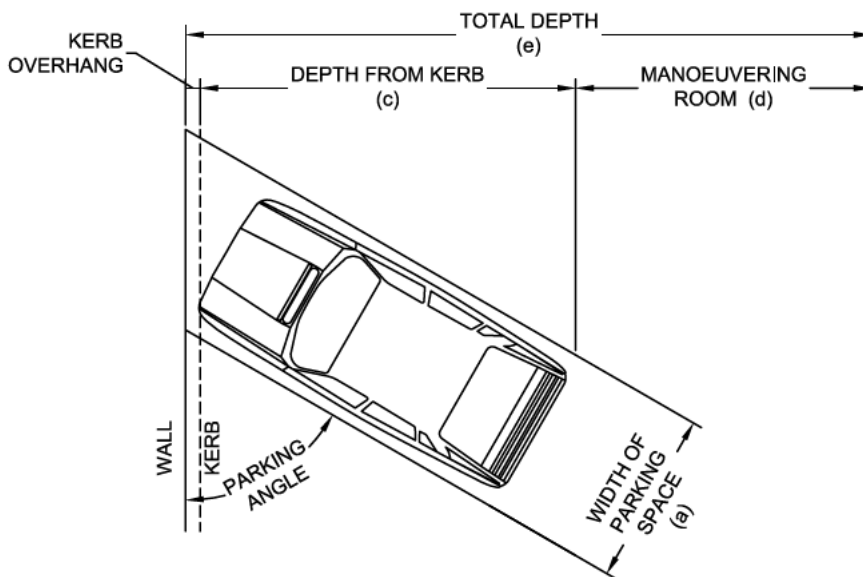


Figure 9.3: 99th Percentile Car Tracking Curve Minimum Radius

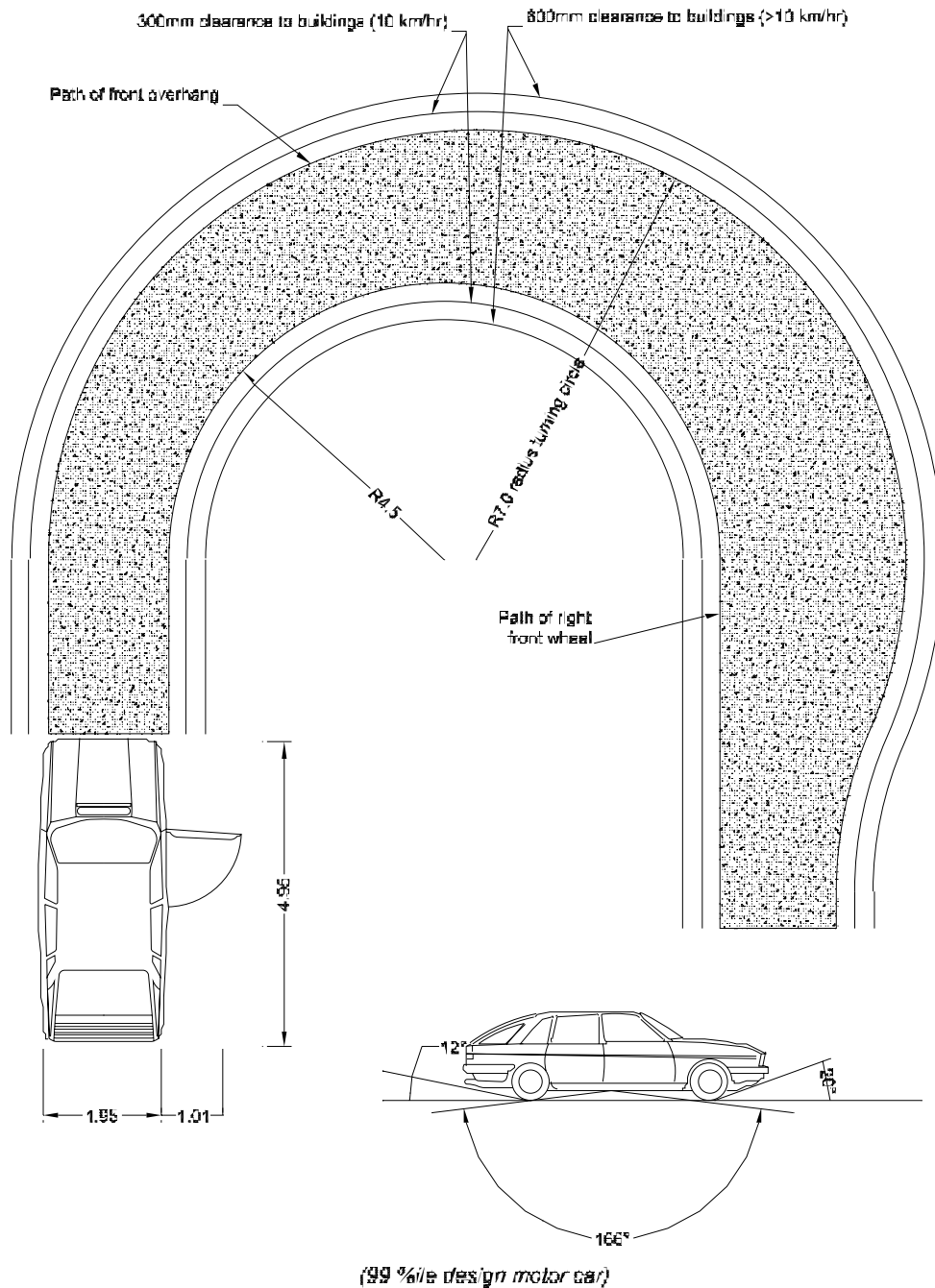


Figure 9.4: 90th Percentile Truck Tracking Curve Minimum Radius

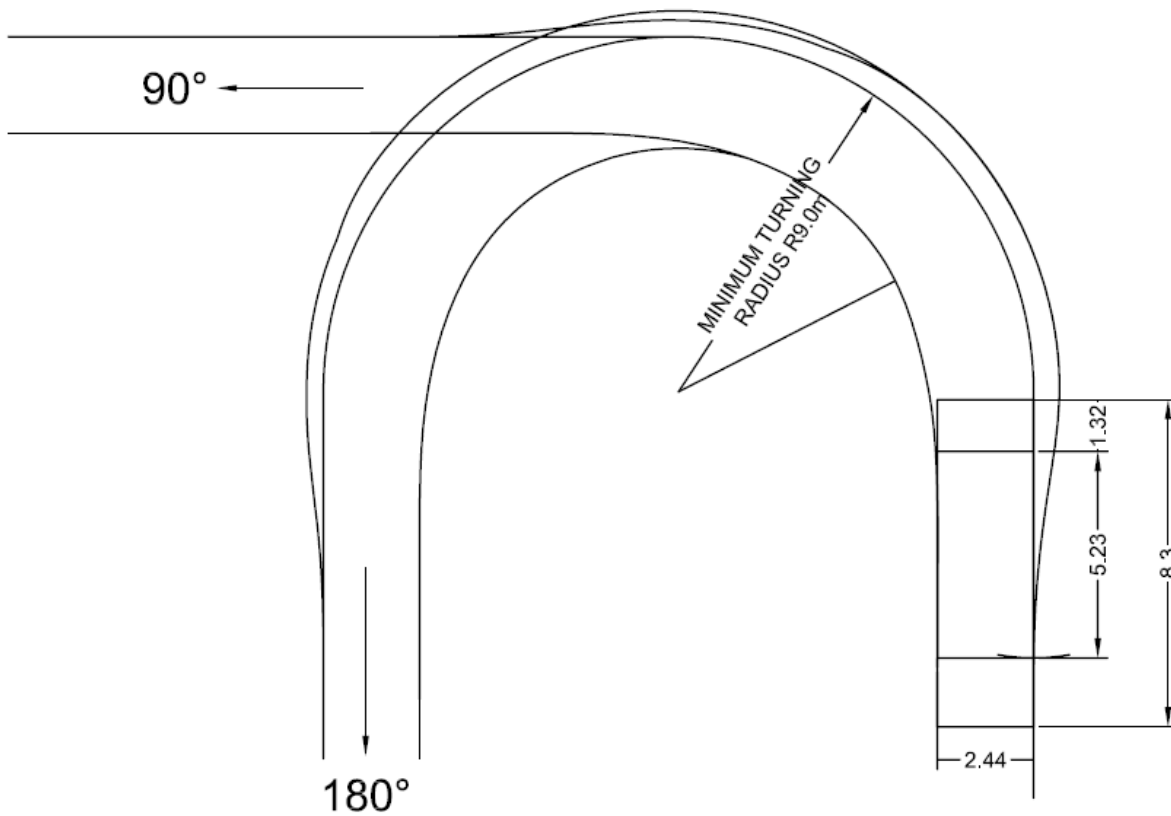


Figure 9.5 Access Sight Lines

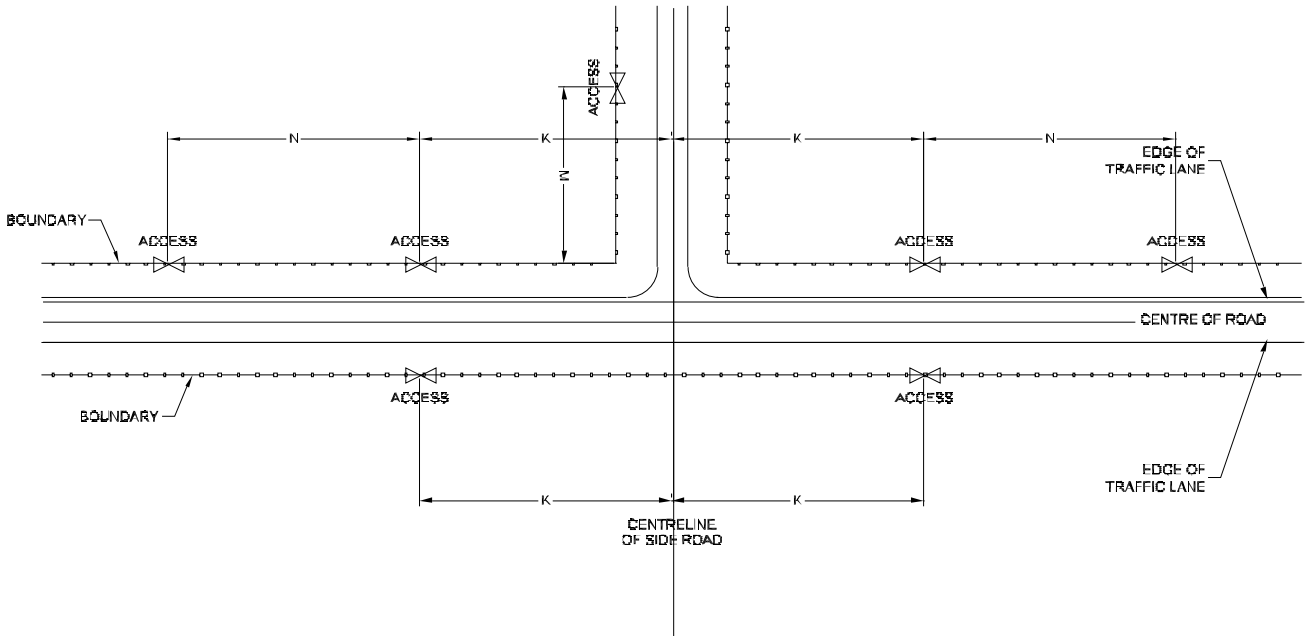
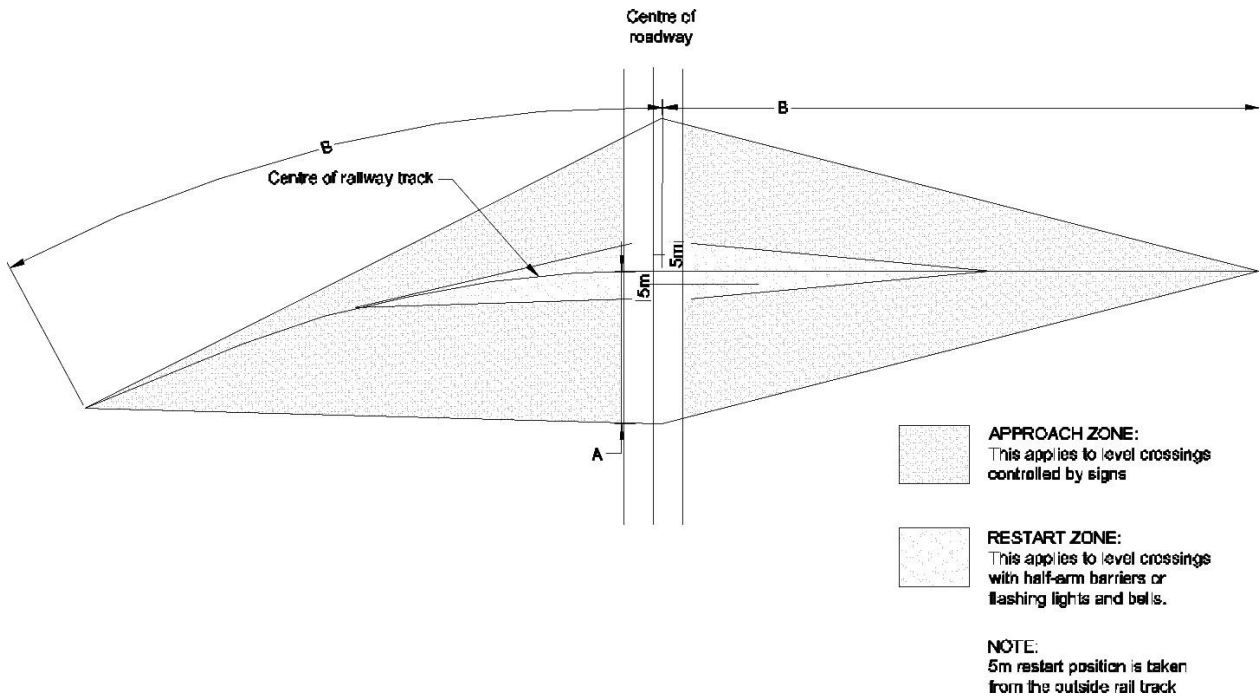


Figure 9.6: Railway line crossing sightline restrictions



B10 HISTORIC HERITAGE

Permitted Activities

The following are permitted activities, provided they comply with the standards in the relevant zone and the general rules and standards as stated above:

- a) repair and maintenance of any heritage items listed in Schedule C3;
- b) protection and conservation of historic sites, including installation of fencing to exclude stock;
- c) earthquake strengthening work that does not affect the external appearance of any building identified in Schedule C3;
- d) any activity covered by the KiwiRail designations D144 and D145 (schedule C5) for the Main Trunk Line as listed in Schedule C3.

Controlled Activities

The following are controlled activities[^]:

- a) earthquake strengthening work that affects the external appearance of any building identified in Schedule C3.

The matters over which Council reserves control are:

- a) the heritage contribution of the part of the building^{*} or site^{*} to be affected by any earthquake strengthening work;
- b) the degree of change necessary to earthquake strengthen the heritage item to the required standard;
- c) the restoration or repair work needed to the heritage site on completion of the earthquake strengthening work.

Restricted Discretionary Activities

The following are restricted discretionary activities:

- a) any activity involving the alteration^{*}, excavation, or modification of a heritage item listed in Schedule C3;
- b) subdivision[^] of any site listed in Schedule C3;
- c) any new building^{*} or structure[^] on a site listed in Schedule C3.

The matters over which the Council will exercise its discretion in granting or refusing any application will be limited to:

- a) the effect on the heritage values^{*} of the activity;
- b) the cultural effects associated with the loss of heritage values^{*}, including any diminution in the relationship between Tangata Whenua[^] and their sites of cultural significance;
- c) the benefits of the activity, including maintenance of the ongoing viability of the remaining heritage item.

Discretionary Activities

The following are discretionary activities:

- a) relocation or demolition of any heritage item listed in schedule C3
- b) any activity that would otherwise be a permitted, controlled or restricted discretionary activity[^], but which fails to comply with any one or more of the standards for that rule or the general rules and standards as stated above.

B11 SUBDIVISION AND DEVELOPMENT

Permitted Activities

There are no Permitted Activities for Subdivision and Development.

Controlled Activities

There are no Controlled Activities for Subdivision and Development.

Restricted Discretionary Activities

Any subdivision[^] of land, and all associated earthworks^{*} and construction are Restricted Discretionary Activities[^] in all zones except where proposed within an outstanding natural feature or landscape (ONFL) as identified in Schedule C4.

The Council's discretion is restricted to the following matters:

- a) the size, shape and arrangement of lots, cross lease areas, company lease areas, units and access;
- b) the imposition of conditions of the type described in Sections 108 and 220 of the Resource Management Act 1991;
- c) minimum road[^] frontage areas along strategic roads^{*} and arterial roads^{*};
- d) the suitability of lots for the construction of buildings^{*} for permitted activities within the zone, or other non-permitted activities where there is an accompanying land use application;
- e) the provision of road[^] access, including protection of land for future road[^] access, to new areas for subdivision[^], compatible with Council's roading hierarchy and the extent of required pedestrian and vehicular connectivity;
- f) the extent of any upgrading work to existing roads[^];
- g) the extent to which there is capacity for connection to existing reticulated essential services^{*} and the sufficiency of the proposed water supply, sewage disposal and stormwater services;
- h) provision of esplanade reserves or esplanade strips;
- i) effects on indigenous vegetation;
- j) effects on lakes, rivers and wetlands;
- k) effects on the following from earthworks^{*} associated with subdivision[^]:
 - i. landscape and visual impacts;
 - ii. adjoining properties (including amenity[^] values);
 - iii. hazard risks, flood flows and land stability;
 - iv. erosion and sedimentation;
 - v. overland flow paths; and
 - vi. the national grid.
- l) avoidance or mitigation of hazards;
- m) reverse sensitivity effects, including minimum setback distances for any subsequent residential activity^{*} in the Rural Zone;
- n) the location and design of access onto the state highway network or limited access road[^] or over a railway level crossing for those subdivisions[^] that seek such access;

B11 SUBDIVISION AND DEVELOPMENT continued

- o) the extent to which the subdivision[^] provides appropriate public access to and along rivers, lakes, wetlands, and the coast;
- p) the extent to which the subdivision[^] achieves good design outcomes, having regard to the intended end use of the allotment^{*};
- q) where any existing building^{*} is to be subdivided, the extent to which each new allotment^{*} is appropriately serviced and can be utilised as a stand-alone facility;
- r) The size, shape, location and arrangements of lots, cross lease areas, company lease areas, units and access to avoid reverse sensitivity effects;
- s) Reverse sensitivity effects arising from subdivision adjoining a consented or existing renewable electricity generation activity including:
 - i. The frequency, character and intensity of the relevant adverse effect;
 - ii. The degree of effect on the relevant consented activity or existing activity in its particular environment having regard to such factors as noise and visual amenity;
 - iii. Whether the potential reverse sensitivity effects can be mitigated by way of design, house orientation and insulation, earthworks, planting or moving the proposal (either by increasing the separation from the relevant consented or existing activity, or by changing the orientation to the relevant consented or existing activity);
 - iv. Whether the owner/operator of the relevant consented or existing activity has been consulted with, and the outcome of the consultation.

Restricted Discretionary Activity Standards

Restricted Discretionary Activities must meet the requirements of the standards detailed below.

B11.1 Earthworks

B11.1-1 Earthworks^{*} associated with subdivision[^] and development^{*} must be in accordance with the requirements of the Council's Subdivision and Development Code of Practice.

B11.2 Essential Services

B11.2-1 The development^{*} must provide the following connections for each allotment^{*}:

- a) a potable water supply, including connection to a reticulated supply of potable water where this is available within 50 metres of the allotment^{*};
- b) a system for the collection, treatment and disposal of all sewage wastes, including connection to a public sanitary drainage system where this is available within 50 metres of the allotment^{*};
- c) a system for the collection and disposal of surface water from all activities, buildings^{*}, allotments^{*}, roads[^], accessways, private ways, private roads[^] and upstream catchments. Such provisions must not create any ponding or inundation, or exacerbate any existing ponding or inundation effects.

B11.3 State Highway and Railway Access

B11.3-1 For those subdivisions[^] that require access to a state highway, the approval of the New Zealand Transport Authority must be obtained.

B11.3-2 For those subdivisions that require access via a railway level crossing, the approval of the New Zealand Railways Corporation must be obtained.

B11 SUBDIVISION AND DEVELOPMENT continued

B11.4 Esplanade Reserves or Esplanade Strips

B11.4-1 For lots less than 4 hectares in area, an esplanade reserve at least 20 metres wide must be set aside from such lots along each bank of any river whose bed has an average width of 3 metres or more, where the river flows through or adjoins the lot concerned.

B11.5 Minimum Lot Size

The following minimum lot sizes apply:

B11.5-1 Residential Zone:

- a) 400 square metres (excluding access), where the allotment* shape must be able to accommodate a circle with a minimum diameter of 15 metres.
- b) 800 square metres (Taihape West Area), where the allotment* shape must be able to accommodate a circle with a minimum diameter of 15 metres.

B11.5-2 Rural Living Zone: 2 hectares

B11.5-3 Rural Zone:

- a) For land within an identified Outstanding Natural Feature or Landscape (ONFL) no subdivision is provided for as a restricted discretionary activity.
- b) 10 hectares for lots containing only versatile soils defined in the NZLR LUC as being Class 1 and 2 land.
- c) For lots not containing Class 1 or 2 land:
 - (i) For existing titles of 10 hectares or less, no additional titles can be created, but boundary alterations between existing titles can occur;
 - (ii) For existing titles of more than 10 hectares, but less than 20 hectares, one additional title of 2 hectares can be created.
 - (iii) For existing titles of more than 20 hectares, two additional titles of 2 hectares can be created.

B11.6 Energy

B11.6-1 It must be demonstrated that any new allotment that is intended to contain a dwelling* can be serviced by an adequate supply of energy. Where reliance is via connection to an existing network, confirmation will be required from the relevant supplier.

B11.7 Outdoor Space

B11.7-1 Each dwelling* site* must be provided with a private and exclusive outdoor area formed in the shape of a rectangle with a minimum area of 55 square metres and a minimum width of 4.5 metres.

Restricted Discretionary Activity Standards

B11.8 Activities within Electricity Transmission Corridors

B11.8-1 Where a proposed subdivision identifies an indicative building platform (being a 20 metre diameter circle exclusive of any yard requirements) entirely beyond 12 metres from the outer edge of a National Grid support structure and beyond 12 metres from the centreline of a National Grid transmission line for each lot created.

B11 SUBDIVISION AND DEVELOPMENT continued

Discretionary Activities

B11.9 The following are Discretionary Activities[^]:

- B11.9-1 Any subdivision[^] and all associated earthworks[^] and construction are a discretionary activity[^] within an Outstanding Natural Feature or Landscape (ONFL) contained in Schedule C4.
- B11.9-2 Any subdivision[^] and associated earthworks[^] and construction that does not meet the standards for a restricted discretionary activity[^] under this plan is a discretionary activity[^].
- B11.9-3 Where the proposed subdivision is a discretionary activity[^] because it does not comply with the standards for activities (Rule 11.8-1), then that application need not be publically notified and need not be served on any affected party other than the transmission line owner.