**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 1.2-1.17 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 1.2-1.17 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
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)
   a)  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.
   b)  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:
   a)  Industrial Zone (excluding sites below): 16 metres
   b)  Residential Zone: 8 metres
   c)  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:
   a)  planting with a depth of 2m and a minimum height of 2m and maintained; or
   b)  close boarded fencing to a minimum height of 1.8m.
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.

**Noise**

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

<table>
<thead>
<tr>
<th>ZONE</th>
<th>TIME</th>
<th>NOISE LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural, Rural Living and Residential Zones</td>
<td>Day time 7am – 10pm</td>
<td>50 dB LAeq(15min)</td>
</tr>
<tr>
<td></td>
<td>Night time 10pm – 7am</td>
<td>45 dB LAeq(15min)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>70 dB LAFmax</td>
</tr>
<tr>
<td>Education, Commercial and Industrial Zones</td>
<td>Day time 7am – 10pm</td>
<td>65 dB LAeq(15min)</td>
</tr>
<tr>
<td></td>
<td>Night time 10pm – 7am</td>
<td>55 dB LAeq(15min)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>75 dB LAFmax</td>
</tr>
</tbody>
</table>

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

a) At any point within any other site, other than a site in the Rural or Rural Living Zone.

b) 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:

a) 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.)

b) Warning devices used by emergency services.

c) 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.

d) Temporary military activities which are provided for in section B 1.13.

e) 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:
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 earthworks*, other than for critical infrastructure* must comply with the following limits:

<table>
<thead>
<tr>
<th>ZONE</th>
<th>MAXIMUM VOLUME PER SITE PER YEAR</th>
<th>MAXIMUM CHANGE IN VERTICAL HEIGHT/DEPTH BETWEEN EXISTING AND FINISHED GROUND LEVEL</th>
<th>MINIMUM SETBACK FROM BOUNDARIES</th>
<th>MINIMUM SETBACK FROM WETLAND AS IDENTIFIED IN SCHEDULE E OF THE HORIZONS REGIONAL COUNCIL ONE PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural (excluding ONFL)</td>
<td>No maximum limit</td>
<td>No maximum change</td>
<td>No minimum setback</td>
<td>10m</td>
</tr>
<tr>
<td>Rural (inside an ONFL)</td>
<td>1000m³</td>
<td>No maximum change</td>
<td>No minimum setback</td>
<td>10m</td>
</tr>
<tr>
<td>Residential</td>
<td>500m³</td>
<td>1m</td>
<td>3m</td>
<td>10m</td>
</tr>
<tr>
<td>Commercial and Education</td>
<td>500m³</td>
<td>1m</td>
<td>3m</td>
<td>10m</td>
</tr>
<tr>
<td>Industrial</td>
<td>1000m³</td>
<td>1.5m</td>
<td>3m</td>
<td>10m</td>
</tr>
</tbody>
</table>

B1.8-2 The maintenance and repair of existing tracks* 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 Area*.

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 Heritage New Zealand. In the event that human remains/ko iwi are discovered or disturbed, the site must be reported to the Council, Heritage New Zealand, local iwi and the New Zealand Police.
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, Heritage New Zealand must be contacted as the work will be subject to a consenting process under the Heritage New Zealand Pouhere Taonga Act 2014. Any earthworks activity that may modify or destroy any archaeological site(s), must have obtained permission from Heritage New Zealand prior to work commencing. The Heritage New Zealand Pouhere Taonga Act 2014 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, overfill 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.
B1.9-9 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:

<table>
<thead>
<tr>
<th>ZONE</th>
<th>PURPOSE/TYPe OF SIGN*</th>
<th>TOTAL NUMBER OF SIGNS PER PROPERTY</th>
<th>MAXIMUM SIGN* FACE AREA (PER SIGN*)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Must relate to activity or service provided on-site</td>
<td>1</td>
<td>1m²</td>
</tr>
<tr>
<td></td>
<td>Real estate sign or temporary sign</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural living</td>
<td>Must relate to activity or service provided on-site</td>
<td>1</td>
<td>2m²</td>
</tr>
<tr>
<td></td>
<td>Real estate sign or temporary sign</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural</td>
<td>Must relate to activity or service provided on-site</td>
<td>2</td>
<td>4m²</td>
</tr>
<tr>
<td></td>
<td>Real estate sign or temporary sign</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Education</td>
<td>Must relate to activity or service provided on-site</td>
<td>3</td>
<td>4m²</td>
</tr>
<tr>
<td></td>
<td>Real estate sign or temporary sign</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>Must relate to activity or service provided on-site</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 on-site traffic-directional signs</td>
<td></td>
<td>2m²</td>
</tr>
<tr>
<td></td>
<td>1 sign per road frontage that is not attached to a building.</td>
<td></td>
<td>3m²</td>
</tr>
<tr>
<td></td>
<td>1 sign per road frontage attached to a building.</td>
<td></td>
<td>3m²</td>
</tr>
<tr>
<td></td>
<td>Unlimited number of signs that are attached to, a building, provided the signs are not:</td>
<td></td>
<td>No maximum face area</td>
</tr>
<tr>
<td></td>
<td>− attached to a heritage building listed in Schedule C3A, or</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>− attached to a building on a commercial zoned property that adjoins the residential zone, or</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>− attached to a building on a commercial zoned property where the posted speed limit on any adjacent road is 70km/h or greater.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Real estate sign or temporary sign</td>
<td>1 per road frontage</td>
<td>2m²</td>
</tr>
<tr>
<td>Industrial</td>
<td>Must relate to activity or service provided on-site</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 sign per road frontage that is not attached to a building.</td>
<td></td>
<td>4m²</td>
</tr>
<tr>
<td></td>
<td>1 sign per road frontage attached to a building.</td>
<td></td>
<td>4m²</td>
</tr>
<tr>
<td></td>
<td>Unlimited number of signs that are attached to, a building, provided the signs are not:</td>
<td></td>
<td>No maximum face area</td>
</tr>
<tr>
<td></td>
<td>− attached to a heritage building listed in Schedule C3A, or</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>− attached to a building on industrial zoned property that adjoins the residential zone, or</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>− attached to a building on an industrial zoned property where the posted speed limit on any adjacent road is 70km/h or greater.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Real estate sign or temporary sign</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3m²</td>
</tr>
</tbody>
</table>

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 or beyond the outer edges of the façade to which they are affixed.
B1.11-4 Signs shall not adversely affect traffic safety by creating a visual obstruction or by causing confusion to motorists.

B1.11-5 A sign must not mimic the design, wording, graphics, shape or colour of an official traffic sign.

B1.11-6 A sign must not prevent the driver of a vehicle from having a clear, unobstructed view of official traffic signs or signals, approaching or merging traffic or any corner, bend, intersection or vehicle crossing.

B1.11-7 The owner of a sign shall be responsible for ensuring it is maintained to a near new standard.

B1.11-8 All Signs* that project outward from the wall or fascia they are attached to 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; and
   c) be no more than 900mm deep or protrude more than 200mm from a veranda fascia where a veranda is present;

B1.11-9 With any Comprehensive Development Area* every sign* shall comply with the maximum height for the 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 highway legal road by means of a bylaw.

Prior to placing a sign on a historic heritage building listed in schedule C3A, consideration must be given to guidance provided by Heritage New Zealand 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.

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:
   a) 4 metres diameter in any zone, where the total height of the structure does not exceed 6m.
   b) 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:

<table>
<thead>
<tr>
<th>ZONE</th>
<th>MAXIMUM MAST HEIGHT FROM EXISTING GROUND LEVEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Zone</td>
<td>15 metres</td>
</tr>
<tr>
<td>Education Zone</td>
<td>15 metres</td>
</tr>
<tr>
<td>Commercial Zone (including Comprehensive development area.)</td>
<td>15 metres</td>
</tr>
<tr>
<td>Industrial Zone</td>
<td>25 metres</td>
</tr>
<tr>
<td>Rural Living Zone</td>
<td>25 metres</td>
</tr>
<tr>
<td>Rural Zone</td>
<td>25 metres</td>
</tr>
</tbody>
</table>

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.

B1.13 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 NZECP34:2001. 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.

B1.15 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:

<table>
<thead>
<tr>
<th>ZONE</th>
<th>TIME</th>
<th>NOISE LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>All zones</td>
<td>Day time 6.30am – 7.30am</td>
<td>60 dB LAeq (15 min)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>70 dB LAFmax</td>
</tr>
<tr>
<td></td>
<td>Day time 7.30am – 6pm</td>
<td>75 dB LAeq (15 min)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>90 dB LAFmax</td>
</tr>
<tr>
<td></td>
<td>Day time 6pm – 8pm</td>
<td>70 dB LAeq (15 min)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>85 dB LAFmax</td>
</tr>
<tr>
<td></td>
<td>Night time 8pm – 6.30am</td>
<td>55 dB LAeq (15 min)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>70 dB LAFmax</td>
</tr>
</tbody>
</table>

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

Note: Consent under the Building Act may be required for the demolition or removal of buildings. Please refer to Schedule 1 of the Building Act 2004 or contact a Council Building Officer for advice.

B1.17-1 Where a building or dwelling is being removed, 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.

B1.17-2 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.

k) Retail activities in properties in Scotts Ferry, Koiati, Turakina, Mangaweka, Utiku, Ohingaiti and Mataroa.

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 network utilities having a maximum wall height of 2.4 metres and/or a maximum overall height of 3.5 metres and a 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) 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.

B2.5 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 RESIDENTIAL ZONE

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.

B2.11 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;
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 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.

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

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.
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 activities;
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 activities located within the retail shopping core shall be screened from the front boundary at ground floor level, so that the activity cannot be viewed from the front boundary at ground floor level.

B4.2-2 Manufacturing activities located within the retail shopping core shall be setback at least 3 metres from the front of the building.

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

B4.2-4 Where any site adjoins one or more Residential Zone sites, a fence, screen or planting with a height between 1.8 and 2 metres shall be established and maintained between the sites, on the Commercial Zone.

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 COMMERCIAL ZONE  
continued

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 All permanent buildings set back from the road within the retail shopping core shall provide a veranda along the main frontage of the building where pedestrians gain entry.

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 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 close 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.

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.

d) For signs:
   i. Size
   ii. Location
   iii. Provision for maintenance
   iv. Design
   v. Safety
   vi. The effects on heritage buildings identified in Schedule C3A.

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.
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; and
m) relocated buildings.

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.
c) For signs:
   i. Size
   ii. Location
   iii. Provision for maintenance
   iv. Design
   v. Safety
   vi. The effects on heritage buildings identified in Schedule C3A.

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.
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 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.

B6.2 Dwelling Setback
B6.2-1 On sites less than 5,000m² all dwellings must not be located any closer than:
   a) 5 metres from any side and rear boundary;
   b) 5 metres from any road boundary;
   c) 10 metres from a boundary with an existing state highway.
B6.2-2 On sites 5,000m² or more all dwellings must not be located any closer than:
   a) 20 metres from any side and rear boundary;
   b) 5 metres from any road boundary;
   c) 10 metres from a boundary with an existing state highway.

B6.3 Daylight Setback
B6.3-1 All buildings must be contained within a recession plane starting at the existing ground level at each site boundary and then projecting inwards at a 45 degree angle.

B6.4 Maximum Number of Dwellings per Site
B6.4-1 On sites that contain 5,000m² or more the number of dwellings must not exceed a maximum of two dwellings per site.
B6.4-2 On sites that contain less than 5,000m² the number of dwellings must not exceed a maximum of one dwelling per site.
B6.5 Location of Effluent Storage Activities
B6.5-1 All areas used for the storage of effluent generated from primary production* activities must meet the following separation distances:
   a) 300 metres from any dwelling*, marae* or places of assembly located on a property under separate ownership;
   b) 55 metres from any road* boundary*;
   c) 50 metres from any river, lake or wetland*; and
   d) 80 metres from any other boundary*.
B6.52 Rule B6.5-1 does not apply to septic tanks.

Note: Plan users are encouraged to consult with the Regional Council regarding any additional regional rules and standards that may apply, including requirements for onsite wastewater discharges.

B6.6 Domestic Scale Wind Turbines
B6.6-1 Domestic scale wind turbines* must be located at least 200 metres away from neighbouring dwellings in all zones.
B6.6-2 The maximum height* of turbines must not exceed 25 metres.
B6.6-3 The maximum number of turbines per site* must not exceed four.

B6.7 Planting setback
B6.7-1 Forestry* must not be located within 10 m of a boundary*, or within 30 m of any existing dwelling.
B6.7-2 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 (struck out) were removed as they conflict/ duplicate regulations in the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017. The requirements in the NES-PF prevail over the district plan and must be complied with.
Forest owners are advised to refer to the Regional Council for additional rules and standards in relation to forestry.

B6.7 Home Occupation
B6.7-1 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.
B6 RURAL LIVING ZONE continued

B6.8 Roadside sales
B6.8-1 The display area of goods for sale must not exceed 20 square metres and must be contained wholly within the site.
B6.8-2 All goods available for sale must have been grown, produced or manufactured on the site at which they are offered for sale.
B6.8-3 No roadside sales activity may take place adjacent to a State Highway where the posted speed limit is 100km/h.

B6.9 Relocated Dwellings
B6.9-1 Any relocated structure intended for use as a dwelling must have previously been designed, built and used as a dwelling.
B6.9-2 Applications for building consent relating to the relocated dwelling and the destination site must be accompanied by a building pre-inspection report.
B6.9-3 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.
B6.9-4 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.
B6.9-5 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.

Controlled Activities
The following activities are controlled in the Rural Living Zone.

B6.10 Signs
B6.10-1 Any sign that does not meet the permitted activity standards for the Rural Living Zone or the permitted activity rules and standards for signs in B1.11.
B6.10-2 The matters over which the Council will exercise control are:
   a) Size
   b) Location – where the sign is placed with regard to the location of the business or event.
   c) Maintenance
   d) Design
   e) Safety

Controlled Activity Standards
B6.11-3 The sign must relate to a business that is located, or an event that will take place, within the Rangitikei District.
B6.11-4 A sign advertising a local business must not be located before a town or village other than the one from which the business operates.
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, and is not otherwise provided for as a controlled activity;

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, controlled 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.
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

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) 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

B7.2 Dwelling Setback

B7.2-1 Dwelling’s must not be located any closer than:

a) 20 metres from any side and rear boundary’;
b) 5 metres from any road’ boundary’;
c) 10 metres from a boundary’ with an existing state highway

B7.3 Daylight Setback

B7.3-1 All buildings must be contained within a recession plane starting at the existing ground level at each site boundary and then projecting inwards at a 45 degree angle.
B7.4 **Maximum number of dwellings per site**
B7.5-1 The number of dwellings’ must not exceed a maximum of two dwellings’ per site’.

B7.5 **Location of effluent storage activities**
B7.5-1 All areas used for the storage of effluent generated from primary production’ activities must meet the following separation distances:
   a) 300 metres from any dwelling’, 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’.
B7.5-2 Rule B7.5-1 does not apply to septic tanks.

**Note:** Plan users are encouraged to consult with the Regional Council regarding any additional regional rules and standards that may apply, including requirements for onsite wastewater discharges.

B7.6 **Dwelling Separation**
B7.6-1 New dwellings’ must not be located closer than 100 metres from any existing dwelling’ in the Rural Zone.

B7.7 **Papakainga Housing**
B7.7-1 Papakainga housing can only occur in the Rural zone within the Papakainga Housing land area overlay’.
B7.7-2 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.
B7.7-3 Dwellings must be separated by at least 3 metres at the closest point.
B7.7-4 Rule B7.2-1 does not apply to Papakainga housing.
B7.7-5 All dwellings must be able to be separately serviced for connections to water, stormwater and sewage.

B7.8 **Planting setback**
B7.8-1 Forestry’ must not be located within 10 metres of a boundary’, or within 30m of any existing dwelling.
B7.8-2 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.

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

The above standards (struck out) were removed as they conflict/ duplicate regulations in the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017. The requirements in the NES-PF prevail over the district plan and must be complied with.
B7.9 Setback from Rivers, Lakes, Wetlands, and the Coast
B7.9-1 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.

B7.10 Activities on the surface of any river or lake
B7.10-1 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.

B7.10-2 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.

B7.11 Power boating activities on the surface of rivers and lakes
B7.11-1 Power boating must not occur at any time of the year on:
   a) the Rangitikei River upstream of a point 1 kilometre upstream of Mokai Bridge; and
   b) on the Whakaurekou River.

B7.11-2 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.

B7.11-3 Power boat use is exempt from the provisions of B7.10-1 and B7.10-2 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.

B7.12 Domestic Scale Wind Turbines
B7.12-1 Domestic scale wind turbines* must be located at least 200 metres away from neighbouring dwellings in all zones.

B7.12-2 The maximum height’ of turbines must not exceed 25 metres.

B7.13 Home Occupation
B7.13-1 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.

B7.14 Roadside sales
B7.14-1 The display area of goods for sale must not exceed 40 square metres and must be contained wholly within the site.
B7.14-2 All goods available for sale must have been grown, produced or manufactured on the site at which they are offered for sale.
B7.14-3 No roadside sales activity may take place adjacent to a State Highway where the posted speed limit is 100km/h.

B7.15 Relocated Dwellings
B7.15-1 Any relocated structure intended for use as a dwelling must have previously been designed, built and used as a dwelling.
B7.15-2 Applications for building consent relating to the relocated dwelling and the destination site must be accompanied by a building pre-inspection report.
B7.15-3 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.
B7.15-4 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.
B7.15-5 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
The following activities are controlled in the Rural Zone.

B7.16 Signs
B7.16-1 Any sign that does not meet the permitted activity standards for the Rural Zone or the permitted activity rules and standards for Signs in B1.11.

The matters over which the Council will exercise control are:

a) Size
b) Location – where the sign is placed with regard to the location of the business or event.
c) Maintenance
d) Design
e) Safety.

Controlled Activity Standards
B7.16-2 The sign must relate to a business that is located, or an event that will take place, within the Rangitikei District.
B7.16-3 A sign advertising a local business must not be located before a town or village other than the one from which the business operates.
Restricted Discretionary Activities

B7.17 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.

B7.18 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)

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*.
B7 RURAL ZONE continued

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

B7.19 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.

e) Any sign that would otherwise be a controlled activity under Rule B7.16 but does not meet the controlled activity standards in that rule.

Discretionary Activity Standards

B7.20 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

B7.20-1 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’.

B7.20-2 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

Note: Rangitikei District Council and Horizons Regional Council hold regional-scale information on natural hazards (liquefaction, ground shaking, active fault lines, unmapped flooding and landslide) which are not shown on District Plan Maps, but are freely available upon request. Plan users should consult Rangitikei District Council and Horizons Regional Council to identify any potential hazards on a particular site. The presence of such hazards may not necessarily preclude development on a site, but may indicate that geotechnical and/or other engineering reports may be required in support of a building consent application.

Note: For the avoidance of doubt the definitions of Natural Hazard Area 1 and 2 (Flooding) override the information provided on the hazard maps.

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 discretionary activity below.

Permitted Activity Standards

B8.1 Natural Hazard Area 2 (Flooding)
B8.1-1 In Natural Hazard Area 2 (Flooding), any new or relocated dwelling, new residential building that contains a habitable space, or major extension, must meet 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 In Natural Hazard Area 2 (Flooding), any;
   a) new or relocated commercial building that contains an occupied space, or
   b) extension to an existing commercial building where the extension contains an occupied space, or
   c) conversion of a non-occupied space in an existing commercial building to an occupied space, must meet minimum floor height levels to avoid any inundation of the occupied space during a 0.5% AEP (1 in 200 year) flood event, including 300mm freeboard.

B8.1-3 Buildings that do not contain habitable space on production land are exempt from compliance with rules B8.1-1 and B8.1-2.

B8.1-4 Any building, structure, landscaping, fencing or earthworks must not change the flood flow paths to the extent they will exacerbate flooding on the site, or on any adjacent or downstream site. The following buildings and structures are exempt from compliance with this rule:
   a) Post and wire stock and riparian fencing.
   b) Buildings that do not contain habitable space on production land provided they are located at least 20 metres from any existing building with a habitable space, and do not extend more than 15 metres across an overland flow path.

B8.2 Natural Hazard Area – Taihape West Slip Zone
B8.2-1 In the Taihape West Slip Zone, no more than one new or addition to any existing non-habitable building or structure may be placed or constructed on a site at any time following the operative date of this rule, provided that it must have a gross floor area of 40 square metres or less.

B8.2-2 Any addition to a habitable building, not exceeding a gross floor area of 40 square metres.
Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

**B8.3 Natural Hazard Area 1 (Flooding)**

B8.3-1 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.

B8.3-2 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 by either directly and 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.

**B8.4 Taihape West Slip Zone**

B8.4-1 In the Taihape West Slip Zone, one addition to any existing, non-habitable building where the addition exceeds 40 square metres provided that only one addition is placed or constructed on the site following the operative date of this rule.

B8.4-2 The matters over which Council will exercise its discretion are:

a) The avoidance or mitigation of natural hazards;

b) The adequacy of avoidance or mitigation measures to address natural hazards;

c) the risk of failure of the proposed mitigation measures

d) Design, scale, location and construction

Restricted Discretionary Activity Standards

**B8.5 Within Natural Hazard Area 1’ (Flooding)**

B8.5-1 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

B8.6-1 Any activity within Natural Hazard Area 1 or Natural Hazard 2 that does not comply with the permitted activity standards or the restricted discretionary standards is a discretionary activity.

B8.6-2 In the Taihape West Slip Zone, additions to habitable buildings that exceed 40 square metres.

B8.6-3 In the Taihape West Slip Zone, activities that cannot meet the permitted activity or restricted discretionary rules.

Non-Complying Activities

B8.7-1 In the Taihape West Slip zone, new or relocated dwellings.
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:

a) sites with a public road frontage of 30 metres or less must have only one vehicle crossing; or

b) 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.

c) 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:

a) for roads (other than state highways ) are listed in Table B9.1 and measured in accordance with Figure 9.1.

b) 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:

a) 1 car to and from the site = 2 car equivalent movements

b) 1 truck to and from the site = 6 car equivalent movements

c) 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 Roading 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 TRANSPORT continued

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 Any parking area within the Retail Shopping Core which comprises 5 or more parking spaces, must have, adjacent to their boundary with a road or footpath, a vegetated strip at least 1.5 metres wide.

B9.11-7 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

B9.14-1 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.

B9.15-1 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

<table>
<thead>
<tr>
<th>POSTED (LEGAL) SPEED LIMIT (KM/H)</th>
<th>REQUIRED SIGHT DISTANCES (M)</th>
<th>LOCATION OF PROPERTY ACCESS RELATIVE TO INTERSECTION</th>
<th>MINIMUM SPACING BETWEEN ADJACENT PROPERTY ACCESSWAYS DISTANCE N ON FIGURE 9.5 (M)</th>
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<tr>
<td></td>
<td></td>
<td>Minimum Distance K (m)</td>
<td>Minimum Side Road Distance M (m)</td>
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### Table B9.2: Sight distance standards for State Highways

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

### Table B9.3: Intersection Separation Distances

<table>
<thead>
<tr>
<th>POSTED SPEED LIMIT (KM/H)</th>
<th>MINIMUM DISTANCE REQUIRED BETWEEN INTERSECTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>800</td>
</tr>
<tr>
<td></td>
<td>125 (farm or forestry access only )</td>
</tr>
<tr>
<td>70</td>
<td>220</td>
</tr>
<tr>
<td>50</td>
<td>125</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>DESIGN ROAD SPEED (KM/H)</th>
<th>MINIMUM SIGHT DISTANCE FOR VEHICLES ENTERING INTERSECTION (M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>80</td>
</tr>
<tr>
<td>70</td>
<td>130</td>
</tr>
<tr>
<td>100</td>
<td>250</td>
</tr>
</tbody>
</table>

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

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

Table B9.6: Roading Hierarchy in the Rangitikei District

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

Parewanui Road (S.H. 1 to western end)  
Scotts Ferry  
Rauma Road  
Santofl Road (S.H. 3 to Beamish Road)  
Lake Alice Road (S.H. 3 to former hospital entrance)  
Turakina Beach Road  
Ratana Road  
Wings Line  
Goldings Line  
Nga Tawa Road  
Tutaenui Road  
Waimutu Road  
Makuhou Road  
Putorino Road (S.H. 1 to Rangatira Road)  
Ongo Road  
Mangahoe Road  
Mangatipona Road  
Kauangaraoa Road  
Turakina Valley (Mangatipona Road to Mangahoe road; and Ongo Road to Pohonui Road)  
Murimotu Road  
Kie Kie Road  
Otara Road  
Toe Toe Road (S.H. 1 to Potaka Road)  
Gorge Road (S.H. 1 to Tuhoe Road)

Pungatawa Road  
Mataroa Road  
Rongoiti Road  
Tiriraukawa Road (Rongoiti Road to Whaka Road)  
Ruanui Road (Mataroa Road to Haraekikitangi Road)  
Waiauruhe Road  
Bredins Line  
Hereford Street  
Mill Street  
Hendersons Line (Pukepapa Road to Wellington Road)  
Station Road  
Main Street  
Matai Street  
French Street (Matai Street to Wings Line)  
Kensington road  
Hawkestone Road  
King Street  
Taumahine Street  
Wilson Street  
Criterion Street  
Bruce Street (Hunterville)  
High Street (Hunterville to S.H. 1 to Rangatira 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

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>NUMBER OF SPACES REQUIRED</th>
</tr>
</thead>
</table>
| Commercial Activities including Banks and Commercial Services | Marton: 1 per 200 square metres gross floor area of any building  
Hunterville: 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 Hunterville: 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                                                                                                                                 |
### Table B9.8: Disability parking spaces per activity

<table>
<thead>
<tr>
<th>NUMBER OF GENERAL PARKING SPACES</th>
<th>NUMBER OF DISABILITY PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10</td>
<td>1</td>
</tr>
<tr>
<td>10-100</td>
<td>2</td>
</tr>
<tr>
<td>Greater than 100</td>
<td>3 (1 for every 50 general parking spaces)</td>
</tr>
</tbody>
</table>

### Figure 9.1: Sight Distance Measurements

- **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 lane

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

---

**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 road.
Figure 9.2: Car Manoeuvering and Parking Space Dimensions

<table>
<thead>
<tr>
<th>DEGREE OF ANGLE OF PARKING</th>
<th>PARKING TYPE</th>
<th>STALL WIDTH (A)</th>
<th>STALL DEPTH</th>
<th>AISLE WIDTH (D)</th>
<th>TOTAL DEPTH (E)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>From wall (b)</td>
<td>From kerb (c)</td>
<td>One row</td>
</tr>
<tr>
<td>0°</td>
<td>Parallel</td>
<td>2.4m</td>
<td>See note 1</td>
<td>See note 1</td>
<td>3.5m</td>
</tr>
<tr>
<td>30°</td>
<td>Nose in</td>
<td>Min 2.4m</td>
<td>4.2m</td>
<td>4.0m</td>
<td>3.5</td>
</tr>
<tr>
<td>45°</td>
<td>Nose in</td>
<td>Min 2.4m</td>
<td>4.9m</td>
<td>4.5m</td>
<td>3.5</td>
</tr>
<tr>
<td>60°</td>
<td>Nose in</td>
<td>2.4m</td>
<td>5.4m</td>
<td>4.9m</td>
<td>4.5m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.5m</td>
<td></td>
<td></td>
<td>4.1m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.6m</td>
<td></td>
<td></td>
<td>3.5m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.7m</td>
<td></td>
<td></td>
<td>3.5m</td>
</tr>
<tr>
<td>75°</td>
<td>Nose in</td>
<td>2.4m</td>
<td>5.4m</td>
<td>4.9m</td>
<td>6.6m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.5m</td>
<td></td>
<td></td>
<td>6.3m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.6m</td>
<td></td>
<td></td>
<td>5.2m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.7m</td>
<td></td>
<td></td>
<td>4.6m</td>
</tr>
<tr>
<td>90°</td>
<td>Nose in</td>
<td>2.4m</td>
<td>5.1m</td>
<td>4.6m</td>
<td>8.7m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.7m</td>
<td></td>
<td></td>
<td>7.7m</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7.0m</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.8m</td>
</tr>
</tbody>
</table>

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
B9 TRANSPORT  
continued

Figure 9.5 Access Sight Lines

Figure 9.6: Railway line crossing sightline restrictions
Permitted Activities

B10.1-1 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 C3A and C3B;
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 C3A;
d) Any activity covered by the KiwiRail designations D144 and D145 (schedule C5) for the Main Trunk Line as listed in Schedule C3A.

Controlled Activities

B10.2-1 The following are controlled activities:

a) earthquake strengthening work that affects the external appearance of any building identified in Schedule C3A.

B10.3-1 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

B10.4-1 The following are restricted discretionary activities:

a) any activity involving the alteration, excavation, or modification of a heritage item listed in Schedule C3A or B;
b) subdivision of any site listed in Schedule C3A;
c) any new building or structure on a site listed in Schedule C3A;

B10.5-1 The matters over which the Council will exercise its discretion 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

B10.6-1 The following are discretionary activities:

a) relocation or demolition of any heritage item listed in schedule C3A and C3B.
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
B11.1-1 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.

B11.1-2 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;
   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.

B11.2  Earthworks
B11.2-1 Earthworks* associated with subdivision* and development* must be in accordance with the requirements of the Council’s Subdivision and Development Code of Practice.

B11.3  Essential Services
B11.3-1 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.

B11.4  State Highway and Railway Access
B11.4-1 For those subdivisions* that require access to a state highway, the approval of the New Zealand Transport Authority must be obtained.
B11.4-2 For those subdivisions that require access via a railway level crossing, the approval of the New Zealand Railways Corporation must be obtained.
B11.5 Esplanade Reserves or Esplanade Strips
B11.5-1 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.

B11.6 Minimum Lot Size
The following minimum lot sizes apply:

B11.6-1 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.

B11.6-2 Rural Living Zone: 2 hectares

B11.6-3 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.

B11.7 Energy
B11.7-1 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.

B11.8 Outdoor Space
B11.8-1 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

B11.9 Activities within Electricity Transmission Corridors
B11.9-1 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.
Discretionary Activities

B11.10  The following are Discretionary Activities:

B11.10-1 Any subdivision and all associated earthworks and construction are a discretionary activity within an Outstanding Natural Feature or Landscape (ONFL) contained in Schedule C4.

B11.10-2 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.

B11.10-3 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.