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RULE B – ZONING STANDARDS

RULE B1 - RESIDENTIAL ZONE

(Refer Part 4.4)

NB – Words outlined in bold type in the District Rules have a specific definition contained in Chapter 2 (Definitions).

B1.1 Permitted Activities

B1.1.1 List of Activities

- A) The following shall be permitted activities in the Residential zone, including activities ancillary thereto, provided that they comply with the standards in Rule B1.3 below:
- i) One **dwelling unit**, on **sites** of over 350m² (**net site area**).
 - ii) Two dwelling units on sites of over 700m² (net site area).
 - iii) One or two **housing for the elderly** units.
 - iv) **Specialist services** if no more than two persons not resident on the site are involved in operating the service.
 - v) **Home occupations**.
 - vi) **Education facilities** and **day care centres**.
 - vii) Places of assembly with less than 150m² **gross floor area**.
 - viii) Reserves and ancillary buildings with less than 150m² gross floor area.
 - ix) **Accessory buildings**, except within 4.5m of a road boundary.
 - x) [DELETED]
 - xi) **Signs** which comply with Rule 3E.4.1.
 - xii) Formation of vehicle crossings onto **roads**. NB: Consent from the road controlling authority is required for vehicle crossings onto Limited Access Roads.
 - xiii) **Earthworks** which comply with Rule 3D.4.1 and 3D.4.2.
 - xiv) **Residential Care Homes**.

B1.2 Controlled Activities

B1.2.1 List of Activities

- A) The following shall be controlled activities in the Residential zone, provided that they comply with the standards in Rule B1.3 below:
- i) [DELETED PC 55]
 - ii) **Accessory buildings** within 4.5m of a road boundary.
 - iii) One **dwelling unit** on a **site** of 250m² - 350m² (net site area).
 - iv) Two dwelling units on a site of 500m² - 700m² (net site area).
 - v) More than two dwelling units on any site.
 - vi) More than two **housing for the elderly** units on any site.
 - vii) Buildings on land identified as subject to inundation in Appendix 6A.

B1.2.2 Criteria for Assessment

- A) The matters over which Council has reserved its control and in respect of which conditions may be imposed are set out in Rule A1.3.1.

B1.3 Standards For Permitted and Controlled Activities

B1.3.1 Dwellings and Accessory Buildings

A) **Site Coverage**

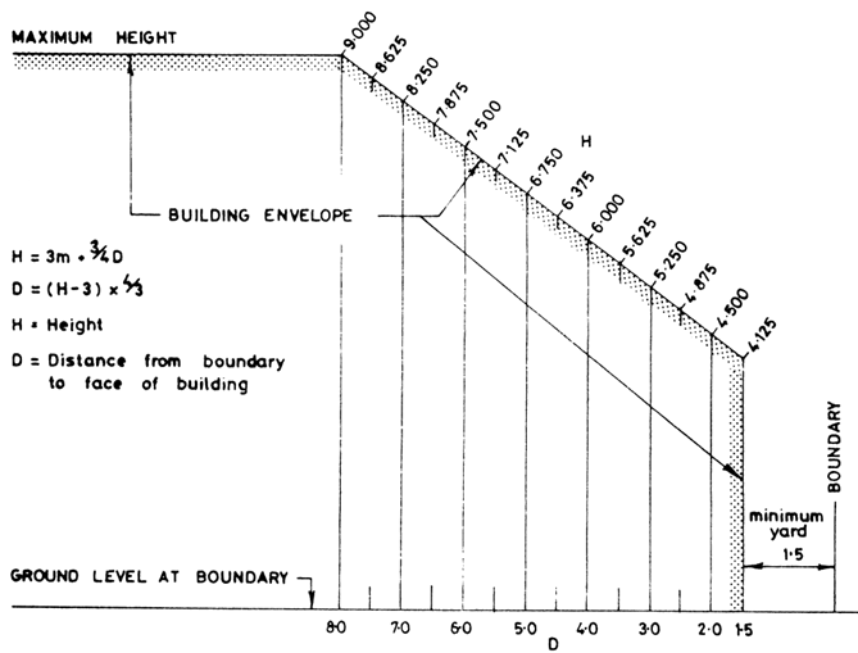
Maximum **site coverage** 35%.

Where garage accommodation is not shown as part of the proposed site development an allowance of 18m² per **dwelling unit** shall be made in calculating **site coverage**.

B) **Building Envelope**

- i) Maximum **Height** - 9m
- ii) No part of any **building** shall exceed a **height** equal to 3m plus three quarters of the shortest horizontal distance between that part of the building and the nearest **site** boundary. (Diagram B below).

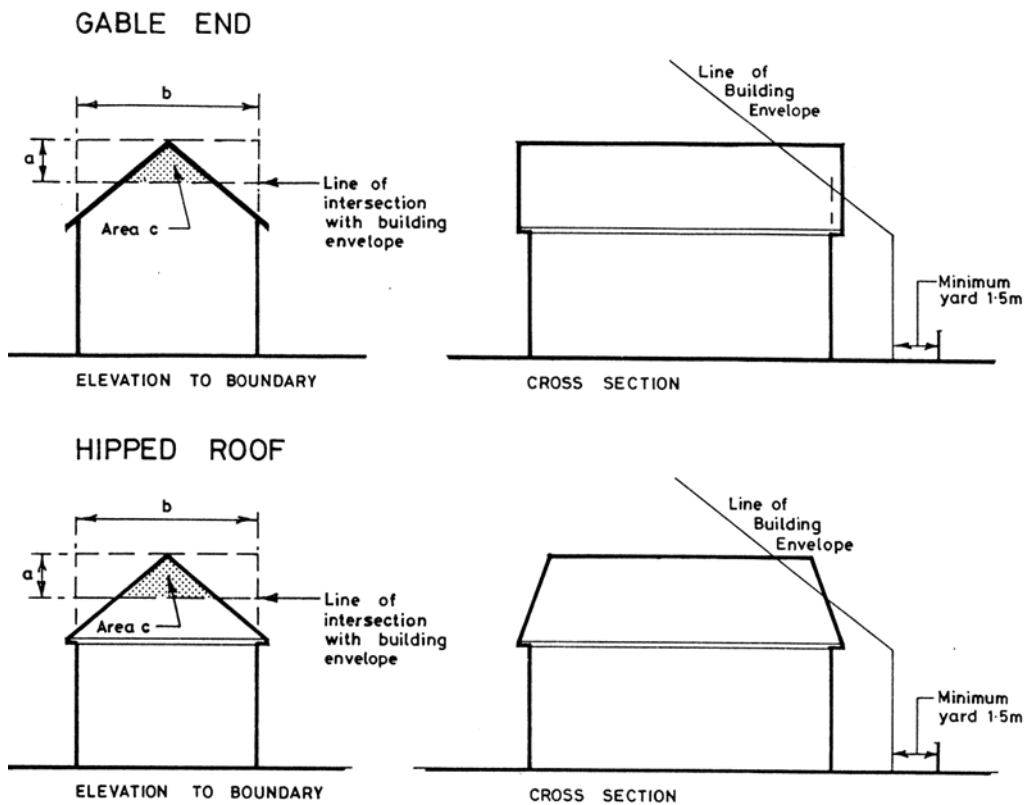
DIAGRAM B – HEIGHT REQUIREMENTS



HEIGHT REQUIREMENTS – RESIDENTIAL
 Scale 1 : 100

- iii) Except that the following parts of a building may penetrate beyond the building envelope produced by b. i) and ii) above:
 - a) The eaves, or overhang in the case of a gable end, up to 0.6m.
 - b) Those parts of buildings excluded from the definition of “height” (Chapter 2, Definitions).
 - c) The upper portion of any roof or gable end, if the total area of that part of the building above the building envelope does not exceed 25% of the area produced by the total width of that part of the building (Shown as b) in Diagram C below), multiplied by the distance between the building envelope and the ridge (Shown as a)).

DIAGRAM C- BUILDING ENVELOPE PROTRUSIONS



Maximum permitted area $c = \frac{a \times b}{4}$ ie. 25 %

C) Yards

i) Front yards

- a) 1.2m for **accessory buildings** within 4.5m of a road boundary, provided that not more than 30% of the road frontage shall be occupied by the building.
- b) 4.5m for other buildings.

ii) **Side Yards** - 3m and 1.5m for dwellings, provided that if vehicular access to the rear of the **site** is provided elsewhere or garaging is built as part of the dwelling unit the 3m **yard** may be reduced to 1.5m. **Side yards** for **accessory buildings** shall be 1m.

iii) **Rear Yards** - 3m for dwellings, 1m for accessory buildings.

iv) **Yards for Rear Sites** - 3m for dwellings, 1m for accessory buildings.

v) [DELETED PC38]

- vi) Setbacks from Road / Rail Crossings, the Makino Stream and the Oroua River, and the **National Grid Yard** shall apply - Refer Rule B1.3.5.

D) Outdoor **Living Courts**

- i) Every ground floor dwelling unit shall have an outdoor **living court**. This court shall be:
 - a) At least 36m² in area.
 - b) Capable of containing a circle 6m in diameter.
 - c) Located adjacent to the **main living area** of the dwelling.
 - d) Oriented east, north or west of the dwelling.
 - e) For the exclusive use of the dwelling and free of access to other units, driveways, manoeuvring areas, parking spaces and accessory buildings.
- ii) In the case of dwelling units exclusively above ground floor level at least 36m² of land on the **site** shall be set aside for outdoor living associated with each unit.

E) Outdoor **Service Courts**

- i) Each dwelling unit shall have an outdoor **service court** adjoining either the unit or its outdoor **living court**. Such a court shall be not less than 20m² in area, of least width 3m, and free of driveways and manoeuvring areas.
- ii) Part of the **service court** may be combined with the service court of other dwelling units on the **site**, if a more useful service area will result.

F) Access

Compliance with Rule 3B.4.2 and Rule 3B.4.3.

G) Parking

Compliance with Rule 3B.4.5.

H) Visual **Amenities**

No activity shall involve keeping more than one **derelict vehicle** within view of neighbouring properties or a public place.

I) Glare

Compliance with Rule 3B.4.4.

J) [DELETED PC 55]

B1.3.2 Additional Standards Applying To Multi-Unit Residential Developments

(These are used in assessing **infill** subdivisions and apply to any subsequent development of infill sites)

- A) The standards set out in Rule B1.3.1 above shall apply.
- B) Separation Distances Between **Buildings** on the same **Site**
 - i) Between **accessory buildings** serving separate **dwelling units** - 1.8m ([Diagram D](#)). Except that any two or more accessory buildings serving separate dwelling units may be joined by a common party wall ([Diagram E](#)).

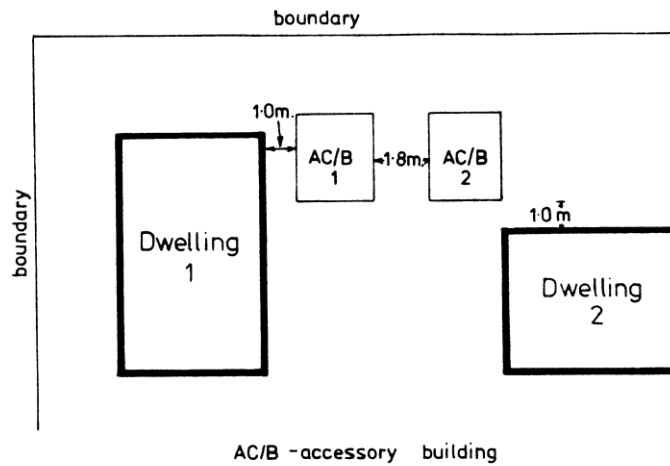


Diagram D

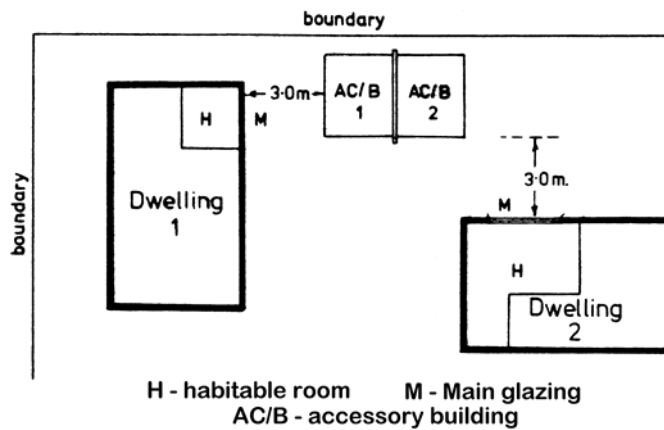


Diagram E

- ii) Between accessory building and related dwelling unit - 1m. Provided that the minimum separation distance between any accessory building and the main glazing to a **habitable room** shall be 3m (Diagram F).

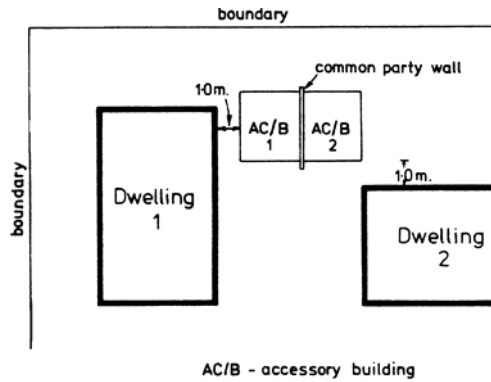


Diagram F

- iii) Except in the case of dwelling units which are attached to each other, the minimum required separation distance between any two dwelling units shall be 3m (Diagram G).

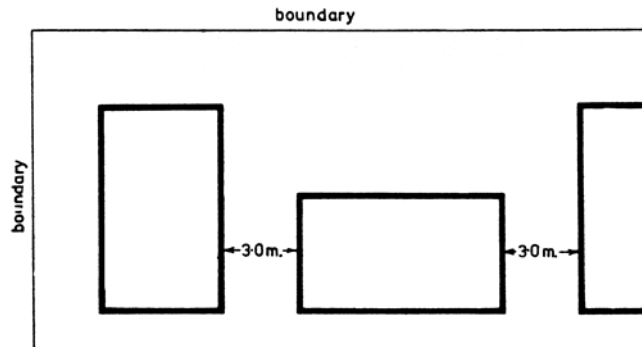


Diagram G

C) Driveways and Garaging

- i) No **habitable room** shall be closer than 1.5m to a right-of-way, driveway, garage or similar area intended to carry or house vehicles associated with another dwelling unit.
- ii) Minimum width of shared access - 3m.

B1.3.3 Standards Applying To Housing For The Elderly

A) Density

Not less than 180m² of land per **dwelling unit**.

B) Siting

Housing for the elderly shall comply with the requirements for multi-unit residential development except that Rule B1.3.2 B) shall not apply.

C) Outdoor **Living Courts**

Each unit shall have an outdoor **living court**. Such a court shall -

- i) Be free of access to other units, driveways, manoeuvring areas, parking spaces, and **accessory buildings**.
- ii) Relate to the main glazing of the **main living area**.
- iii) Be capable of containing a circle 5.0m in diameter.
- iv) Be oriented east, north or west of the dwelling.
- v) Be at least 25m² in area.

D) Outdoor **Service Courts**

Every three units shall be provided with an outdoor **service court** adjacent to the units of not less than 20m² in area and at least 3m wide, free of driveways, manoeuvring areas, parking spaces and access to other units.

Where separate service courts are provided for each dwelling, the minimum area shall be 10m² per unit and the minimum width shall be 3 metres.

E) Parking

Refer to Rule 3B.4.5.

B1.3.4 Standards Applying To Home Occupations and Non-Residential Activities

A) **Site Coverage**

Education facilities and day care centres - maximum **site coverage** 35%.

B) **Height**

All buildings shall comply with Rule B1.3.1 B).

C) **Yards**

Primary and Secondary Schools -**Front yards** 4.5m, other **yards** 6m.

Pre School and **Day Care Centres** -**Front yards** 4.5m, other **yards** 3m.

Places of Assembly -All yards 6m.

Buildings on Reserves -All yards 4.5m.

Any **accessory building** used for a home occupation shall comply with the **yard** requirements in Rule B1.3.1 C), provided that on **front sites** or **corner sites** buildings for **home occupations** shall be located behind the front line of the **dwelling unit**.

D) Retailing

Only goods manufactured, grown or processed on the **site** may be retailed from the site.

E) Storage and Display

No equipment, raw materials, finished or partly processed products, or rubbish associated with a home occupation shall be stored or displayed outdoors.

F) Hours of Operation

Home occupations may operate only between the hours of 7 am and 10 pm.

G) Noise

Compliance with Rule 3C.4.2.

H) Parking

Compliance with Rule 3B.4.5.

I) Visual Amenities

No activity shall involve keeping more than one **derelict vehicle** within view of neighbouring properties or a public place.

J) Glare

Compliance with Rule 3B.4.4.

K) Access

Compliance with Rule 3B.4.3.

B1.3.5 Special Yard Requirements

A) No **building** shall be erected within 20m of the top of the bank of the Oroua River or Kiwitea Stream.

B) No building shall be erected within 10m of the top of the bank of the Makino Stream.

- C) No excavation, alteration or construction that alters the level of the land or may impede the flow of water shall be undertaken:
- i) Within 20m of the banks of the Oroua River or Kiwitea Stream or
 - ii) Within 10m of the banks of the Makino Stream.

This rule applies not only to excavations and filling but also to walls, retaining walls and semi-watertight fences.

- D) The precise location of the top of any bank will be determined by **Council** in consultation with the **Regional Council**.
- E) At all road/rail level crossings the areas shown in Appendix 3B.5 shall be kept clear of buildings and of other obstructions which might block sight lines.
- F) Within the **National Grid Yard** in Growth Precinct 1 (Appendix 9A), the following shall apply:
- i) The following buildings and structures are permitted, provided that they comply with the conditions set out under Clause (ii) below:
 - a) any building which is a Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid;
 - b) fences and structures;
 - c) any farm buildings (including horticulture activities) except for any milking/dairy shed, commercial glasshouses, pens housing animals or building associated with intensive farming);
 - d) official sign required by law or provided by any statutory body in accordance with its powers under any law; and
 - ii) All buildings and structures permitted by i) above shall comply with the following conditions:
 - a) be located a minimum of 12m from the outer visible edge of a National Grid support structure (tower). All fences must be located a minimum of 5m from the support structure, network utility structure, road sign or safety sign; and
 - b) must not exceed 2.5m in height or 10m² in area; and
 - c) must achieve a minimum vertical clearance of:
 - i. 10m below the lowest point of the conductor (wires) associated with any National Grid line; or
 - ii. demonstrate compliance with the requirements of NZECP34:2001.

- d) For existing buildings used for sensitive activities, any additions and alterations must not result in an increase in height or building footprint.
- e) All fences must be 2.5m in height or less.
- iii) [DELETED PC55]
- iv) [DELETED PC55]

B1.3.6 Signs in the Residential Zone

A) Signs

Compliance with Rules 3E.4.1 and 3E.4.2.

B1.4 Restricted Discretionary Activities

- A) Except where otherwise specified by Rule B1.6, any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rules B1.3.1 to B1.3.6 above shall be a restricted discretionary activity.
- B) In assessing applications for restricted discretionary activities **Council** has reserved its control over the matters listed in Rule A1.3.3.

B1.5 Discretionary Activities

B1.5.1 List of Activities

- A) The following shall be discretionary activities in the Residential Zone:
 - i) **Travellers' accommodation.**
 - ii) **Boarding houses.**
 - iii) **Places of assembly** with a **gross floor area** of 150m² or more.
 - iv) **Marae.**
 - v) Hospitals, and **homes for the aged.**
 - vi) **Pantry shops** not exceeding 100m² gross floor area.
 - vii) **Garden centres.**
 - viii) **Restaurants.**

- ix) Libraries.
- x) **Specialist services** if three or more persons not resident on the site are engaged in operating the service.
- xi) [DELETED PC44]
- xii) **Service Stations**, on **sites** with frontage to an **arterial route**.
- xiii) **Dwelling units** and **residential accommodation** not otherwise permitted by Rules B1.1, B1.2 or B1.4.

B1.5.2 Criteria for Assessment

The matters set out in Rule A1.3.4 will be taken into account in assessing discretionary activities.

B1.6 Non-Complying Activities

B1.6.1 List of Activities

- A) The following activities shall be non-complying activities within the **National Grid Yard** in Growth Precinct 1 (Appendix 9A):
 - a) any building or structures that are not identified as a permitted activity under Rule B1.3.5 F);
 - b) any earthworks that do not comply with Rule B1.3.5 F) iii) b) or Rule B1.3.5 F) iii) c); and
 - c) the establishment of any new sensitive activity.

RULE B1A - DEFERRED RESIDENTIAL ZONING

The Deferred Residential Zoning applying to any land, or parcels of land, within the Growth Precinct 1 (Appendix 9A), Growth Precinct 2 (Appendix 9B), and Growth Precinct 3 (Appendix 9C) will be removed and replaced with the Residential Zone so that all Residential Zone provisions apply to that land (together with consequential changes to the relevant District Planning maps), on the passing of a Council resolution that there is an adequate reticulated water, stormwater and wastewater network either provided by the Council, or to the satisfaction of the Council, in respect of that land.

Provided that no Council resolution may be made in respect of any land in Growth Precinct 1, Growth Precinct 2 or Growth Precinct 3 until the following cumulative requirements are met:

- (a) The Council has reviewed, notified and made operative the Hazards chapter of the Plan, in accordance with RMA, Schedule 1 after 1 August 2014; and
- (b) The land subject to a 1 in 200 year flood event is identified in the Structure Plan for Growth Precinct 1, 2 and 3 as the case may be in respect of that land after 1 August 2014; and
- (c) The Deferred Residential Zone is not uplifted for any land within 100 metres of the KiwiRail Rail Corridor in Growth Precinct 3 until such time as the General and Utilities Chapter of the Plan has been reviewed, notified and made operative after 1 August 2014.

RULE B2 - VILLAGE ZONE

(Refer Part 4.5)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2. Some of the activities listed below may also require consent from the **Regional Council**.

B2.1 Permitted Activities

B2.1.1 List of Activities

- A) The following shall be permitted activities within the Village zone, on **sites** without identified frontage shown on the Planning Maps, provided that they comply with the standards in Rule B2.3 below:
- i) One **dwelling unit**.
 - ii) **Home occupations**.
 - iii) [DELETED PC40]
 - iv) **Housing for the elderly**.
 - v) **Education facilities** and **day care centres**.
 - vi) **Places of Assembly** with less than 150m² **gross floor area**.
 - vii) Reserves, and associated toilets, changing rooms and implement sheds.
 - viii) Grazing, horticulture and orchards.
 - ix) **Specialist Services**.
 - x) Accessory buildings, except within 4.5m of a road boundary.
 - xi) Libraries.
 - xii) **Signs** which comply with 3E.4.1 and 3E.4.2.
 - xiii) Formation of vehicle crossings onto **roads**. NB: Consent from the road controlling authority is required for vehicle crossings onto Limited Access Roads.
 - xiv) **Earthworks** which comply with Rule 3D.4.1 and 3D.4.2.
 - xv) **Residential Care Homes**.
- B) The following shall be permitted activities within the Village zone, on **sites** with identified frontage shown on the Planning Maps, provided that they comply with the standards in Rule B2.3 below:

- i) The activities in a. above.
- ii) **Shops.**
- iii) **Places of Assembly.**
- iv) Offices.
- v) **Commercial Services.**
- vi) **Light Industry.**
- vii) Premises for the sale of boats, caravans, motor vehicles and farm equipment.
- viii) **Marae.**
- ix) Hospitals and **Homes for the Aged.**
- x) **Travellers Accommodation.**
- xi) **Boarding houses.**
- xii) Hotels and Taverns.
- xiii) **Restaurants.**
- xiv) **Service Stations.**
- xv) **Motor Caravan Sites.**

For the purposes of this Rule, in respect of permitted activities on Pt Sec 20 Karere Block XIV Kairanga SD, (Longburn Service Station site) the identified frontage is limited to a depth of 32 metres from the SH56 frontage.

B2.2 Controlled Activities

B2.2.1 List of Activities

- A) The following shall be controlled activities within the Village zone, provided that they comply with the standards in Rule B2.3 below:
- i) Two or more **dwelling units** on the same **site**.
 - ii) [DELETED PC 55]
 - iii) **Accessory buildings** within 4.5m of a road boundary.
 - iv) **Motor Caravan Sites** on **sites** without identified frontage shown on the Planning Maps.

B2.2.2 Extent of Control

- A) The matters over which **Council** has reserved control and in respect of which conditions may be imposed are set out in Rule A1.3.1.

B2.3 Standards For Permitted and Controlled Activities

B2.3.1 Dwelling Units and Housing for the Elderly

The permitted and controlled residential activities specified above and **accessory buildings** shall comply with the following standards:

- A) Density Control
- i) Maximum density - 1 **dwelling unit** per 500m² **net site area** in sewered areas.
 - ii) Maximum density - 1 dwelling unit per 800m² net site area in unsewered areas.
 - iii) Maximum **site coverage** - 35%.

Note: Where garage accommodation is not shown as part of the proposed site development an allowance of 18m² per dwelling unit shall be made in calculating site coverage.

- B) Building Envelope
- i) Maximum **Height** - 9m
 - ii) No part of any **building** shall exceed a height equal to 3m plus three quarters of the shortest horizontal distance between that part of the building and the nearest **site** boundary (Refer: [Diagram B](#)).
 - iii) Except that the following parts of a building may penetrate beyond the building envelope produced by b. i) and ii) above:
 - a) The eaves, or overhang in the case of a gable end, up to 0.6m.
 - b) Those parts of buildings excluded from the definition of **height** (Chapter 2, Definitions).
 - c) The upper portion of any roof or gable end, if the total area of that part of the building above the building envelope does not exceed 25% of the area produced by the total width of that part of the building (Shown as b) on [Diagram C](#), multiplied by the distance between the building envelope and the ridge (shown as a) on [Diagram C](#))

C) Yards

i) Front yards

- a) 1.2m for **accessory buildings** within 4.5m of a road boundary, provided that not more than 30% of the road frontage shall be occupied by the building.
- b) 4.5m for other buildings.

ii) Side Yards - 3m and 1.5m provided that in respect of **sites** where vehicular access to the rear is provided elsewhere or garaging is built as part of the dwelling unit the 3m **yard** may be reduced to 1.5m. **Side yards** for **accessory buildings** shall be 1m.

iii) Rear Yards - 3m for dwellings, 1m for accessory buildings.

iv) Yards for rear sites - 3m for dwellings, 1m for accessory buildings.

v) [DELETED PC38]

vi) **Buildings** shall be kept at least 5m clear of the top edge of any public drain or watercourse.

D) Outdoor Living Courts

i) Every ground floor **dwelling unit** shall be provided with an outdoor **living court**. Such courts shall be:

- a) At least 36m² in area.
- b) Capable of containing a circle 6m in diameter.
- c) Located adjacent to the **main living area** of the dwelling.
- d) Oriented east, north or west of the dwelling.
- e) For the exclusive use of the dwelling unit and free of access to other units, driveways, manoeuvring areas, parking spaces and accessory buildings.

ii) In the case of dwelling units exclusively above ground floor level at least 36m² of land on the **site** shall be set aside for outdoor living associated with each unit.

E) Outdoor Service Courts

i) Each dwelling unit shall have an outdoor **service court** adjoining either the unit or its outdoor **living court**. Service courts shall be at least 20m² in area, of least width 3m, and free of driveways and manoeuvring areas.

ii) Part of the **service court** may be combined with the service court of other dwelling units on the site, if a more useful service area will result.

F) Parking

Refer to 3B.4.5.

G) Visibility at Railway Crossings

Compliance with Rule 3B.4.3 and Appendix 3B.5.

H) Visual **Amenities**

No activity shall involve keeping more than one **derelict vehicle** within view of neighbouring properties or a public place.

I) Proximity of Driveways and Garaging

No **habitable room** shall be closer than 1.5m to a right-of-way, driveway, garage, or similar area intended to carry or house vehicles associated with another dwelling.

J) Access

Compliance with Rule 3B.4.3.

K) [DELETED PC 55]

L) Glare

Compliance with Rule 3B.4.4.

B2.3.2 Non-Residential Activities

The permitted and controlled non-residential activities specified above (including **home occupations**) shall comply with the following standards:

A) **Yards**

i) **Sites** with identified frontages shown on the Planning Maps - 3m from any site without identified frontage.

ii) Sites with other frontages	- front yard	4.5m
	- All other yards	3m

iii) **Buildings** shall be kept at least 5m clear of the top edge of any public drain or watercourse.

iv) Motor Caravans/campervans/caravans on **Motor Caravan Sites** without identified frontage shown on the Planning Maps shall not be parked within 20m of any boundary of the **site**.

B) Site Coverage

- i) On **sites** with identified frontage shown on the Planning Maps - 75%
- ii) Other sites - 35%

C) **Height**

- i) Maximum **height** 9m.
- ii) No **building** shall exceed a height equal to 3m plus three quarters of the shortest horizontal distance between that part of the building and the nearest **site** boundary (Refer [Diagram B](#)).

D) **Parking**

Compliance with Rule 3B.4.5.

E) **Visibility at Railway Crossings**

Compliance with Rule 3B.4.3 and Appendix 3B.5.

F) **Access**

Compliance with Rules 3B.4.2 and 3B.5.

G) [DELETED PC 55]

H) **Noise**

Compliance with Rule 3C.4.2.

I) **Visual Amenities**

No activity shall involve storing more than one **derelict vehicle** within view of neighbouring properties or a public place.

J) **Glare**

Compliance with Rule 3B.4.4.

B2.3.3 Signs in the Village Zone

A) **Signs**

Compliance with rules 3E.4.1 and 3E.4.2.

B2.4 Restricted Discretionary Activities

Any permitted or controlled activity specified above which does not comply with any of the relevant standards in Rules B2.3.1 to B2.3.3 above shall be a restricted discretionary activity. The matters set out in Rule A1.3.3 will be taken into account in assessing restricted discretionary activities.

B2.5 Discretionary Activities

B2.5.1 List of Activities

A) The following shall be discretionary activities in the Village zone on **sites** which do not have identified frontage shown on the Planning Maps:

i) **Places of Assembly** with 150m² **gross floor area** or more.

ii) **Marae.**

iii) Hospitals and **Homes for the Aged.**

iv) **Travellers' Accommodation.**

v) **Boarding Houses.**

vi) Hotels and Taverns.

vii) **Shops.**

viii) Offices.

ix) **Commercial Services.**

x) **Light Industry.**

xi) **Service Stations.**

xii) **Restaurants.**

xiii) [DELETED PC44]

xiv) **Dwelling units** and **residential accommodation** not otherwise permitted by Rules B2.1, 2.2 or 2.4.

B) The following shall be discretionary activities in the Village zone on **sites** which have identified frontage shown on the Planning Maps:

i) Panel-beating, Fibre-glassing and Spray-painting.

ii) [DELETED]

iii) **Dwelling units** and **residential accommodation** not otherwise permitted by Rules B2.1, B2.2 or B2.4.

B2.5.2 Criteria for Assessment

The matters set out in Rule A1.3.4 will be taken into account in assessing discretionary activities.

RULE B3 - RURAL ZONES

(Refer Part 4.3)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2, Definitions. Some of the activities listed below, particularly those marked with “^{MWRC}” may also require consent from the **Regional Council**.

B3.1 Permitted Activities

B3.1.1 List of Activities

- A) The following shall be permitted activities in the Rural zones, provided that they comply with the standards in Rule B3.3 below:
- i) **Farming and Farm Buildings.**
 - ii) Planting, tending and harvesting forests, woodlots, specialised tree crops, or shelter belts. ^{MWRC}
 - iii) Veterinary Clinics and Veterinary Hospitals, except if sited in the Air Noise Area.
 - iv) Catteries.
 - v) [DELETED PC44]
 - vi) **Pig Farming**, provided that the activity does not involve:
 - a) More than two breeding sows, of which no more than 10 of the progeny can be retained beyond the weaner stage of eight weeks of age, or
 - b) More than 12 growing pigs only, up to the bacon weight stage.
 - vii) One dwelling on **sites** which have the following minimum area:
 - a) Rural 1 zone 8ha
 - b) Rural 2 zone 4ha

Except if sited within the Air Noise Area (Refer Appendix 3A).
 - viii) One dwelling on each allotment subdivided under this Plan, except if sited in the Air Noise Area, if that allotment was demonstrated to have a suitable dwelling site in terms of Rule C2.4.1 H)
 - ix) One dwelling on each allotment subdivided under a previous District Plan, and which incorporated a potential house site, except if the dwelling would be sited within the Air Noise Area.

- x) A second dwelling on sites which have the following minimum areas:
 - a) Rural 1 zone 16ha
 - b) Rural 2 zone 8haExcept if sited within the Air Noise Area.
- xi) One **Family Flat** except if sited within the Air Noise Area.
- xii) Craft Workshops and Studios, except if sited in the Air Noise Area.
- xiii) **Home Occupations**, except if sited in the Air Noise Area.
- xiv) Retail sales from craft workshops and studios, from home occupations, and of farm produce, on **sites** without frontage to **Arterial Routes**, except if sited in the Air Noise Area. (Refer: Appendix 3B.1).
- xv) **Education Facilities** and **Day Care centres**, except if sited within the Air Noise Area.
- xvi) Formation of vehicle crossings onto **roads**. NB: Consent from the road controlling authority is required for vehicle crossings onto Limited Access Roads.
- xvii) Cemeteries, and crematoria, except if sited in the Air Noise Area.
- xviii) Effluent ponds for on-farm waste treatment. ^{MWRC}
- xix) Parks, reserves, open space and scenic reserves, except if sited in the Air Noise Area.
- xx) Mineral exploration, prospecting or extraction activities, if the amount of material extracted from each site does not exceed 1000 cubic metres per year.
- xxi) Extraction of more than 1000 cubic metres of sand and /or gravel per year from a river beach, if the site of the extraction is further than 500 metres from the nearest dwelling. ^{MWRC}
- xxii) **Accessory buildings**.
- xxiii) Other buildings ancillary to the primary permitted use of the **site**.
- xxiv) **Signs** which comply with Rules 3E.4.1 and 3E.4.2.
- xxv) **Earthworks** ancillary to permitted activities or to approved controlled, restricted discretionary or discretionary activities.
- xxvi) **Motor Caravan Sites**, except if sited in the Air Noise Area.
- xxvii) Clearance, modification or harvesting of indigenous vegetation if it qualifies as a permitted activity under Appendix 1J. ^{MWRC}

NB: This rule shall not apply to the heritage places listed in Appendices 1A or 1B of the Plan. Rules on the modification of these places are instead contained in Rule A2.3.

xxviii) **Residential Care Homes**, except if sited in the Air Noise Area

xxix) **Milking sheds**

xxx) **Pens housing animals**

B3.2 Controlled Activities

B3.2.1 List of Activities

- A) The following shall be controlled activities in the Rural zones, provided that they comply with the standards in Rule 3.3 below:
- i) [DELETED PC 55]
 - ii) Erection of more than one dwelling on a parcel of **Maori land**, except if sited within the Air Noise Area.
 - iii) **Pig Farming** not otherwise specified as a permitted activity, if the separation distances in Appendix 3D can be met.

B3.2.2 Criteria for Assessment

- A) The matters over which **Council** has reserved its control and in respect of which conditions may be imposed are set out in Rule A1.3.1.

B3.3 Standards For Permitted and Controlled Activities

B3.3.1 Performance Standards

The permitted and controlled activities specified above shall comply with the following standards:

A) **Height**

- i) Maximum **height** 20m.
- ii) No **building** shall exceed a height equal to 3m plus three quarters of the shortest horizontal distance between that part of the building and the nearest **site** boundary.

- iii) No part of any building, structure, **mast**, tree or other object shall penetrate any of the climb surfaces, transitional surfaces, horizontal surfaces or conical surfaces associated with Milson Airport or Feilding Aerodrome. These surfaces are shown in Appendix 3B and Appendix 3C. Where two or more surfaces intersect, the lower shall apply.

NB: Special **height** controls also apply in the vicinity of Ohakea Airfield: (Refer Appendix 7B).

B) Yards and Separation Distances

i) Dwelling Units – Nodal Areas

Front yards 25m, other **yards** 12m

ii) Dwelling Units in areas other than Nodal Areas

Front yards 25m, other **yards** 20m

iii) Accessory Buildings less than 4m in height and with a gross floor area no greater than 60m² -

Front yards 10m, other **yards** 1.5m.

iv) [DELETED]

v) Milking sheds and pens housing animals (either permanently or temporarily), including **pig farming**

a) From any Residential zone or Village zone - 100m.

b) **Front yards** - 10m

c) Other **yards** - 30m.

vi) All other **buildings** (including **Farm buildings**)

- **Front yards** 10m., other **yards** 5m.

vii) Buildings shall be kept at least 10m clear of the top edge of any public drain or watercourse.

viii) No pig wallow shall be permitted to develop within 100 metres of any boundary of the **site**.

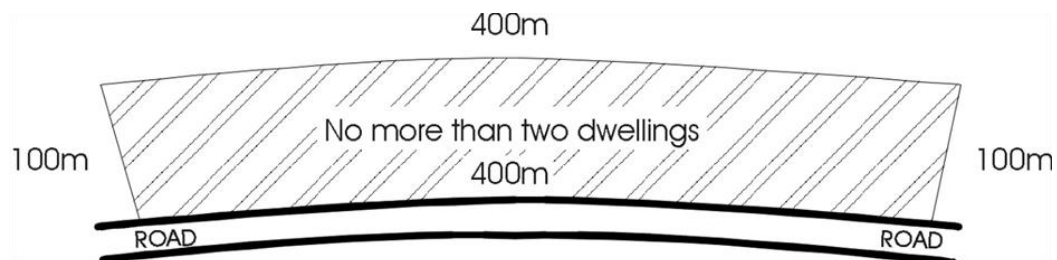
ix) Motor Caravans/campervans/caravans on **Motor Caravan Sites** shall not be parked within 20m of any boundary of the site.

x) No silage pit or silage stack shall be sited within 100m of any dwelling on another property that is located in a Residential or Village zone or a **nodal area**.

C) Separation of Dwellings along Roads

- i) No dwelling shall result in, or add to, a situation of more than two existing or potential houses within the area defined by any 400 metre section of road and a line 100 metres from and parallel to that section of road. (Refer to Diagram H below).
- ii) Dwellings further than 100m from any road, or on the opposite side of the road concerned, shall not be counted for the purposes of this rule.
- iii) Potential dwellings shall be assigned to any allotment which does not currently have a dwelling upon it, and to allotments on proposed or approved subdivision plans.
- iv) Properties which have frontage to more than one road shall comply with this rule in respect of all of the roads concerned.
- v) This rule shall not apply to dwellings located within nodal areas.

DIAGRAM H



D) Separation of Dwelling units in the Pohangina Valley

- i) No dwelling unit within the Pohangina Valley, as shown on the Planning Maps, shall be sited within 250 metres of any existing or potential dwelling unit on another site.
- ii) For the purposes of this rule potential dwellings shall be assigned to any allotment which does not currently have a dwelling upon it, and to allotments on approved plans of subdivision. For the purposes of measuring the distance between such potential dwellings and proposed dwellings, the potential dwelling site shall be any part of the allotment concerned which complies with this Plan's performance standards for dwellings, and which has been demonstrated to be free of natural hazards.
- iii) This rule shall not apply to proposed dwelling sites within the Pohangina **nodal area** (i.e. within 1km of the Pohangina hall), or to dwellings on allotments on plans of subdivision approved prior to 21 July 2001.

E) Separation From **Pig Farming** Operations

No dwelling shall be sited within 500 metres of any building housing pigs which is part of a Pig Farming operation which houses more than 500 growing pigs on site, or more than 50 sows plus progeny.

(NB: Pig Farming operations which met these criteria as of 1 July 2000 are listed in Appendix 3D).

F) Shelter Belts and Tree Planting

- i) Without the written consent of the adjoining landowner concerned, no shelter belt, woodlot or tree plantation shall be permitted to grow to over 4 metres in **height**:
 - a) Within 5m of any **northerly boundary** of the **site**, or within 10m of any other boundary of the site except a road boundary, or
 - b) Within 30m of any rural dwelling on another property, or
 - c) Within 30m of any property zoned Residential or Village,
- ii) No shelter belt, woodlot or tree plantation shall cause shading of any part of any dwelling on another property:
 - a) At 10am on any day between October 26 and March 22
 - b) At noon on any day between August 27 and April 17
 - c) At 2pm on any day between September 10 and March 29.

(The above times are NZ Standard Times not NZ Daylight Saving Times)

- iii) Rules i) b) and ii) above shall not apply to dwellings which were built after the shelter belt, woodlot or tree plantation concerned was planted.
- iv) Without the consent of the roading authority, no vegetation which might obstruct vehicle sight lines shall be permitted to grow within 30 metres of the centre of any intersection.
- v) No plantation forest shall be permitted to grow within 50 metres of the edge of any **wetland** listed in Appendix 1A, if that wetland is in the coastal area shown on the Planning Maps.

G) Fencing of Properties

- i) Where any activity involves keeping male entire adult cattle or male entire horses in a paddock or enclosure which adjoins another property, those boundaries shall have a live electric wire in addition to, or attached to, the boundary fence, e.g. on outriggers. For the purposes of this rule “adult cattle” are defined as those which are at least one year old.

J) Sales Area

No retail sales area is to be located closer than 50m to the road from which access is gained.

K) Noise

Compliance with Rule 3C.4.2.

L) [DELETED PC 55]M) [DELETED PC 55]

N) Air Noise Control

- i) In the Outer Control Area identified in Appendix 3A, all buildings must be constructed in compliance with:
 - a) Appendix 3A - **Schedule P** in respect of all direct **sound transmission paths** from the outside of the building to the inside of any classroom, lecture room, or any other such room used for **communal activities**.
 - b) Appendix 3A - **Schedule Q** in respect of all direct sound transmission paths from the outside of the building to the inside of any bedroom.
- ii) In the Inner Control Area identified in Appendix 3A, all buildings must be constructed in compliance with:
 - a) Appendix 3A - Schedule P in respect of all direct **sound transmission paths** from the outside of the building to the inside of any **habitable room** (other than a bedroom)
 - b) Appendix 3A - Schedule Q in respect of all direct sound transmission paths from the outside of the building to the inside of any classroom or lecture room, and any other such room used for **communal activities**.
 - c) Appendix 3A - **Schedule R** in respect of all direct sound transmission paths from the outside of the building to the inside of any bedroom.
- iii) Where a proposed building is not to be insulated as prescribed by the relevant applicable Schedule for the Control Area in which it is located, it shall be permitted if it:
 - a) Is to be insulated to the standard required by the relevant applicable schedule including a 5dBA safety margin, (Refer Definitions of Schedules P, Q and R) and
 - b) Is certified by an **acoustical consultant** as meeting that standard, including the 5dB safety margin.

O) Parking

Compliance with Rule 3B.4.5.

P) Visibility at Railway Crossings

Compliance with Rule 3B.4.3 and Appendix 3B.5.

Q) Access

Compliance with Rules 3B.4.2 and 3B.4.3.

R) Farm Loading Ramps

- i) Farm loading ramps shall be designed so that vehicles using the ramp do not have to reverse onto or off an **arterial route**, or park on any part of the carriageway of any arterial route while loading or unloading.
- ii) The minimum sight distance from any farm loading ramp which is designed so that vehicles using it have to park on any part of a non-**arterial route**, shall be 110m. If this sight distance is not available, the landowner shall provide advance warning to approaching traffic that the loading or unloading is taking place.

S) Glare

Compliance with Rule 3B.4.3.

T) Visual **Amenities**

No activity shall involve keeping more than one **derelict vehicle** within view of neighbouring properties or a public place.

U) Family Flats

- i) Maximum Gross Floor Area: 70m² or less (excluding attached garaging/carport up to 18m² and any sized decks and verandahs).
- ii) Separation Distance: Shall be located within 30 metres of the main dwelling on the same site.
- iii) Access: Shall share the same access as the main dwelling on the same site.

B3.3.2 Signs in the Rural or Flood Channel Zones

A) **Signs**

Compliance with Rule 3E.4.2.

B) On private property in the Rural or Flood Channel zones, the only **signs** permitted are:

- i) A sign not exceeding 1m² in area for any public purpose or in connection with and on the same **site** as any of the following activities:
 - a) Reserves.
 - b) **Places of assembly.**
 - c) Museums and educational institutions.
 - d) Hospitals and **homes for the aged.**
 - e) **Travellers accommodation.**
- ii) Temporary signs permitted by Rule 3E.4.2.
- iii) Traffic signs, or signs denoting the name of the road, number of the premises or the location of, timetable, or other details of any utility or public facility.
- iv) A sign not exceeding 0.5m² in area bearing only the name of the premises, the professions of occupiers, and the name, occupation and hours of attendance of people using the premises. If more than one sign is displayed on one **site** the total area of signs shall not exceed 1.5m².
- v) A sign not exceeding 1m² for any permitted use which requires the erection of such a sign, or for the sale of produce grown on the premises.

B3.4 Restricted Discretionary Activities

B3.4.1 List of Activities

- A) The following shall be restricted discretionary activities in the Rural zone:
 - i) Any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rules B3.3.1 or B3.3.2.
 - ii) Clearance, modification or harvesting of indigenous vegetation if it qualifies as a restricted discretionary activity under Appendix 1J.

NB: This rule shall not apply to the heritage places listed in Appendices 1A or 1B of the Plan. Rules on the modification of these places are instead contained in Rule A2.3.

B3.4.2 Criteria for Assessment

- A) Applications for restricted discretionary activities shall be assessed against the matters set out in Rule A1.3.3.

B3.5 Discretionary Activities

B3.5.1 Rural Zones Except Nodal Areas

- A) The following shall be discretionary activities in the Rural zone, except in **nodal areas**:
- i) Aircraft landing areas, aerodromes and associated facilities.
 - ii) **Dwelling units** and **residential accommodation** not otherwise permitted by Rules B3.1.1 and B3.2.1, except if sited in the Air Noise Area.
 - iii) Golf courses, showgrounds, racecourses, gun clubs, motorsport activities and recreation areas not otherwise specified as a permitted activity.
 - iv) Hospitals and **homes for the aged**, except if sited in the Air Noise Area. ^{MWRC}
 - v) Hotels and taverns, except if sited in the Air Noise Area. ^{MWRC}
 - vi) Intensive farming.
 - vii) [DELETED PC64]
 - viii) Lodges, hunting, tour party and recreational bases except if sited in the Air Noise Area. ^{MWRC}
 - ix) **Marae**, except if sited in the Air Noise Area. ^{MWRC}
 - x) **Pig farming** not otherwise specified as a permitted or controlled activity. ^{MWRC}
 - xi) **Places of assembly** and libraries, except if sited in the Air Noise Area.
 - xii) Mineral exploration, prospecting or extraction activities, not otherwise permitted by Rule B3.1.1. ^{MWRC}
 - xiii) **Restaurants**, reception rooms and **tourist facilities**, except if sited in the Air Noise Area.
 - xiv) Retail sales from craft and workshop studios, from **home occupations**, and of farm produce, on **sites** with frontage to the **arterial routes** defined by Appendix 3B.1, except if sited in the Air Noise Area.
 - xv) **Rural industries**, farm contractors depots, and rural transport operators.
 - xvi) Saleyards.
 - xvii) **Signs** on private property which provide advance warning to motorists of retail sales outlets, **restaurants** or **tourist facilities** in the Rural zone, provided that:

- a) The signs are located no further than 1km from the business concerned if both are located on the same road.
 - b) The signs are located no further than 5km from the business concerned if the business is down a side road.
- xviii) **Travellers' accommodation**, except if sited in the Air Noise Area.
- xix) **Landfills**.
- xx) Alterations and additions to any of the following buildings or activities on **sites** within the Air Noise Area (Refer: Appendix 3A), provided that the building or activity was lawfully established prior to 1 August 1998:
- a) Dwellings and **residential accommodation**, including relocated dwellings.
 - b) **Family Flats**.
 - c) **Education Facilities** and **Day Care Centres**.
 - d) **Travellers' Accommodation**.
 - e) **Marae**.
 - f) Hotels and Taverns.
 - g) Hospitals and **Homes for the Aged**.
 - h) **Places of Assembly** and Libraries.
 - i) Lodges, hunting, tour party and recreational bases.
 - j) **Restaurants**, Reception Rooms and **Tourist Facilities**.
 - k) Any other existing buildings used for regular accommodation and **Communal Activities**.
- xxi) Coastal protection /river control structures located within 50m of Mean High Water Springs. ^{MWRC}

B3.5.2 Nodal Areas

- A) The following shall be discretionary activities in the **nodal areas** of the Rural zone:
- i) **Dwelling units** and **residential accommodation** not otherwise permitted by Rules B3.1.1 and B3.2.1.
 - ii) Golf courses, showgrounds, racecourses and recreation areas not otherwise specified as a permitted activity.

- iii) Hospitals and **homes for the aged**.^{MWRC}
- iv) Hotels and taverns^{MWRC}.
- v) Lodges, hunting, tour party and recreational bases.^{MWRC}
- vi) **Marae**.^{MWRC}
- vii) **Places of assembly** and libraries.
- viii) **Restaurants**, reception rooms and **tourist facilities**.
- ix) Retail sales from craft and workshop studios, from **home occupations**, and of farm produce, on **sites** with frontage to the **arterial routes** defined by Appendix 3B.1.
- x) Farm contractor's depots, and rural transport operators.
- xi) Saleyards.
- xii) **Signs** on private property which provide advance warning to motorists of retail sales outlets, **restaurants** or **tourist facilities** in the Rural zone, provided that:
 - a) The signs are located no further than 1km from the business concerned if both are located on the same road.
 - b) The signs are located no further than 5km from the business concerned if the business is down a side road.
- xiii) **Travellers' accommodation**.

B3.5.3 Criteria for Assessment

The matters set out in Rule A1.3.4 will be taken into account in assessing discretionary activities.

B3.6 Prohibited Activities

B3.6.1 List of Activities

- A) The following shall be prohibited activities in the Rural zones, if sited in the Air Noise Area (Refer Appendix 3A):
 - i) Veterinary Clinics and Veterinary Hospitals.
 - ii) **Dwelling units** and **residential accommodation**, including relocated dwellings.
 - iii) **Family Flats or Guest Houses**.

- iv) Craft Workshops and Studios.
- v) **Home Occupations.**
- vi) Retail sales from craft and workshop studios, from home occupations, and of farm produce.
- vii) **Education Facilities and Day Care centres.**
- viii) Cemeteries and crematoria.
- ix) Parks, reserves, open space and scenic reserves.
- x) Hospitals and **homes for the aged.**
- xi) Hotels and taverns.
- xii) Lodges, hunting, tour party and recreational bases.
- xiii) **Marae.**
- xiv) **Places of assembly** and libraries.
- xv) **Restaurants**, reception rooms and **tourist facilities.**
- xvi) **Travellers' accommodation.**
- xvii) **Communal activities.**
- xviii) Motor Caravan Rallies.
- xix) **Motor Caravan Sites.**

These activities have been expressly prohibited and no resource consent shall be granted.