



RURAL ZONE - RULES

RU3.1 Rule Statement

The following rules, shall apply to all land shown as being within the Rural Zone in the District Plan Maps. These rules shall be read in conjunction with all other rules in the Plan and, in particular:

- (a) Protected Areas Zone – Rules.
- (b) Māori Land – Rules.
- (c) [Transport Infrastructure and Car Parking – Rules](#).
- (d) Subdivision – Rules.
- (e) Outstanding Natural Features and Landscapes.
- (f) Signs – Rules.
- (g) Financial Contributions – Rules.
- (h) Hazardous Substances – Rules.
- (i) Riparian Management and Public Access – Rules.
- (j) Relocated Buildings – Rules.
- (k) Special Activities – Rules.
- (l) Natural Hazard – Rules.
- (m) Heritage – Rules.
- (n) [District Wide Rules](#).

Consideration shall also be made to all Objectives and Policies which may be relevant to any proposed activity subject to this section, and in particular those outlined in the Rural Zone – Policy section, along with the policies applying to Protected Areas Zone, Indigenous Vegetation and Habitats of Indigenous Fauna, and Outstanding Natural Features and Landscapes.

[Advice Note:](#)

[The local electricity company should be consulted if a building within 20 metres of any power lines is proposed.](#)

RU3.2 Rules

RU3.2.1 Permitted Activities

The following activities are Permitted Activities provided they comply with the General Conditions outlined in Section RU3.3, ~~and~~ the relevant Specific Conditions outlined in section RU3.4 below [and do not fall under Rules RU3.2.3\(e\) Development within 500m of Tongariro National Park, RU3.2.3\(f\) Development within 500m of other identified Conservation Land, RU3.2.3\(g\) Development fronting or within 1000m of State Highway 47.](#)

- (a) Rural Activity.
- (b) Residential Activity.
- (c) Commercial Activity.
- (d) Visitor Accommodation Activity.
- (e) Education Activity.
- (f) Recreation and Community Activity.
- (g) Industrial Activity.
- (h) Prospecting Activity.



- (i) Exploration Activity.
- (j) Extraction Activity.
- (k) Earthworks Activity.
- (l) Motorised Land Activity.
- (m) Waste Disposal Activity for the purpose of disposing farm and domestic waste for not more than one site, located on that site.
- (n) Electricity Generation Activity.
- (o) Transfer Station Activity.
- (p) Temporary Military Training Activity.
- (q) Forestry Activities.
- (r) Airport Activities.

Advice Note:

~~DOC will be considered an affected party for any application submitted under the above rule. It is recommended that evidence of consultation with DOC and any other affected party is provided with any such application.~~

RU3.2.2 Restricted Discretionary Activities

~~The following activities are Restricted Discretionary Activities. Such activities may be considered without the need to obtain written approval from affected parties and without the need for notification.~~

~~Applications will be assessed against and conditions imposed only in respect of the subject matter of the Assessment Criteria noted below the General or Specific Condition(s) with which the activity is unable to comply.~~

- (a) ~~Any activity that is provided for as a Permitted Activity by Rule RU3.2.1 but fails to meet one or more of the General Conditions outlined in section RU3.3 or the Specific Conditions outlined in Section RU3.4 excluding:~~
 - ~~(i) Waste Disposal Activities.~~
 - ~~(ii) Electricity Generation Activities.~~
 - ~~(iii) Extraction Activities.~~
 - ~~(iv) Temporary Military Training Activities.~~
 - ~~(v) Airport Activities.~~
 - ~~(vi) Any Activity which is identified as a Discretionary Activity under rule RU3.2.3(e), (f), or (g)~~

~~The following activities are Restricted Discretionary Activities. Such activities may be considered without the need to obtain written approval from affected parties and without the need for notification.~~

~~Applications will be assessed against and conditions imposed only in respect of the subject matter of the Assessment Criteria noted below the General or Specific Condition(s) with which the activity is unable to comply.~~

~~Any activity that is provided for as a Permitted Activity by Rule RU3.2.1 but fails to meet one or more of the General Conditions outlined in section RU3.3 or the Specific Conditions outlined in section RU3.4 excluding:~~

- ~~Waste Disposal Activities~~
- ~~Electricity Generation Activities~~
- ~~Forestry Activities~~
- ~~Extraction Activities~~
- ~~Temporary Military Training Activities~~
- ~~Airport Activities~~

**RU3.2.3 Discretionary Activities**

The following activities are Discretionary Activities.

Applications will be assessed against, but not limited to, the relevant Assessment Criteria outlined in section RU3.5.

(a) Any of the following activities that are provided for as a Permitted Activity by Rule RU3.2.1, but fail to meet one or more of the General Conditions outlined in section RU3.3 or the Specific Conditions outlined in section RU3.4:

(i) Waste Disposal Activities.

Relevant Objectives and Policies - RU2.2 and RU2.3.

(ii) Electricity Generation Activities.

Relevant Objectives and Policies - RU2.2 and RU2.3. ~~RU2.2.2(a) and RU2.2.3(c)~~

(iii) Extraction Activities.

Relevant Objectives and Policies - RU2.2 and RU2.3. ~~RU2.2.2(a) and RU2.2.3(c) and (d)~~

(iv) Temporary Military Training Activities.

Relevant Objectives and Policies - RU2.2 and RU2.3. ~~RU2.2.2(a) and RU2.2.3(c)~~

(iv) Airport Activities.

Relevant Objectives and Policies - RU2.2 and RU2.3. ~~RU2.2.2(a) and RU2.2.3(c)~~ Any of the following activities that are provided for as a Permitted Activity by Rule RU3.2.1, but fail to meet one or more of the General Conditions outlined in section RU3.3 or the Specific Conditions outlined in section RU3.4:

~~Waste Disposal Activities~~

~~Relevant Objectives and Policies - RU2.2.2(a) and RU2.2.3(b) and (c)~~

~~Electricity Generation Activities~~

~~Relevant Objectives and Policies - RU2.2.2(a) and RU2.2.3(c)~~

~~Forestry Activities~~

~~Relevant Objectives and Policies - RU2.2.2(a) and RU2.2.3(a)~~

~~Extraction Activities~~

~~Relevant Objectives and Policies - RU2.2.2(a) and RU2.2.3(c) and (d)~~

~~Temporary Military Training Activities~~

~~Relevant Objectives and Policies - RU2.2.2(a) and RU2.2.3(c)~~

~~Airport Activities~~

~~Relevant Objectives and Policies - RU2.2.2(a) and RU2.2.3(c)~~

(b) Factory Farming and Animal Boarding Activities.

Relevant Objectives and Policies - RU2.2 and RU2.3. ~~RU2.2.2(a) and RU2.2.3(a), (b) and (c)~~

(c) Development close to Factory Farming or Animal Boarding Activities

Any new dwelling (including relocated dwellings) or Visitor Accommodation Activity within 500m of any existing legally established Factory Farming or Animal Boarding activity, excluding those activities located on a building platform approved as part of a subdivision consent under Rule SU3.2.1.3 of this District Plan.

Advice Note:

The 500m distance shall be measured from the nearest extent of the Factory Farming/Animal Boarding activity and not the site boundary.

Relevant Objectives and Policies - ~~RU2.5.2(a) and RU2.5.3.6.(a)~~

(d) Development close to the Tangiwai Sawmill or the Karioi Pulpmill



Any new dwelling (including relocated dwellings) or Visitor Accommodation Activity within 500m of the site boundaries of the Tangiwai Sawmill and the Karioi Pulpmill (as indicated on the District Plan maps), excluding those activities located on a building platform approved as part of a subdivision consent under Rule SU3.2.1.3 of this District Plan.

Relevant Objectives and Policies - ~~RU2.5.2(a) and RU2.5.3(a)~~

(e) Development within 500m of Tongariro National Park

Any activity which:

- (i) Is listed as either a:
 - (1) Permitted Activity (under Rule RU3.2.1); or
 - (2) Restricted Discretionary Activity (under Rule RU3.2.2); and
- (ii) Is located within 500m of the Tongariro National Park.

Exceptions: The following activities are exempt from this rule:

- (i) Rural Activities.
- (ii) Residential Activities located on an identified building platform approved through a subdivision consent, or one residential dwelling per site on an existing site.
- (iii) Forestry Activities.
- (iv) Waste disposal activity for the purpose of disposing farm and domestic waste for not more than one site, located on that site.
- (v) Earthworks Activity.
- (vi) Domestic Scale Renewable Energy Activity, and Domestic Scale Non-Renewable Energy Activities.

Advice Notes:

The exceptions to the Rule (detailed above), for example, Rural Activities, will continue to be classed as a Permitted Activity so long as the Activity complies with the General and Specific Conditions set out in RU3.3 and RU3.4, and the other relevant provisions of the District Plan.

For any application submitted under the above rule, evidence of consultation with affected parties including owners and managers, of adjoining/nearby land is to be provided.

Relevant Objectives and Policies - RU2.2, RU2.3, RU2.4.

~~(f) Development close to High Voltage Transmission Lines~~

~~Any new dwelling (including relocated dwellings) or Visitor Accommodation Activity within 20m from the centre line of any high voltage transmission lines, as illustrated on the planning maps~~

~~Advice note: This rule applies only to those high voltage transmission lines within the national grid, administered by Transpower~~

~~Relevant Objectives and Policies - RU2.5.2(a) and RU2.5.3(a)~~

(f) Development within 500m of other identified Conservation Land including

~~Any activity (excluding rural activities, or residential activities located on a building platform approved as part of a subdivision consent under Rule SU3.2.1.3 of this District Plan) listed within:~~

~~Rule RU3.2.1 'Permitted Activities'~~

~~Rule RU3.2.2 'Controlled Activities';~~ Any of the following activities:



- (i) [Industrial Activity.](#)
- (ii) [Exploration Activity.](#)
- (iii) [Extraction Activity.](#)
- (iv) [Prospecting Activity.](#)
- (vi) [Transfer Station Activity.](#)
- (vii) [Motorised Land Activity.](#)

that ~~are~~ is located within 500m of the following areas:

- (1) Otamarautara Stream Scenic Reserve.
- (2) Pukepoto Ecological Area.
- (3) Erua Forest Sanctuary.
- (4) Waimarino Scientific Reserve.
- (5) ~~Tongariro National Park~~
Pokaka Scenic Reserve.
- (6) Rangataua No 2 Conservation Area.
- (7) Mangamingi Stream Conservation Area.
- (8) Tongariro Conservation Area.
- (9) Rangataua Conservation Area.
- (10) Erua Conservation Area.
- (11) Pureora Forest Park (and public conservation land contiguous with the Park).

Advice Notes:

~~These areas are shown on the District Plan Maps, with a 500m buffer around them. In proximity to the Conservation Estate refer to rule ??????~~

~~It is recommended that evidence of consultation with DOC is provided with any such application under the above rule.~~

~~For any application submitted under the above rule, evidence of consultation with affected parties including owners and managers, of adjoining/nearby land is to be provided.~~

~~DOC will be considered an affected party for any application submitted under the above rule. It is recommended that evidence of consultation with DOC and any other affected party is provided with any such application.~~

~~Tongariro National Park is not included in the above list as the activities are covered under Rule RU3.2.3(e) (above).~~

Relevant Objectives and Policies - [RU2.2](#), [RU2.3](#), [RU2.4](#), [RU2.4.2\(a\)](#) and [RU2.4.3\(a\)](#)

- (g) Development fronting or within 1000m of State Highway 47
Any activity listed within Rule RU3.2.1 'Permitted Activities' and RU3.2.2 '~~Controlled Restricted Discretionary~~ Activities' fronting [SH4 State Highway 47](#) or within 1000m of [SH4 State Highway 47](#).

This rule specifically excludes:

- (i) Rural Activities.
- (ii) Residential Activities which are accessory and secondary to a legally established Rural Activity.
- (iii) The erection of a dwelling on any site which was in existence on the date that a decision was made on this Plan (subject to compliance with the relevant conditions for a Permitted Activity).
- (iv) [Waste disposal activity for the purpose of disposing of farm and domestic waste for not more than one site, located on that site.](#)
- (v) [Earthworks Activity.](#) ~~and~~



- (vi) Domestic Scale Renewable Energy Activity, and Domestic Scale Non-Renewable Energy Activities and
- (vii) Forestry Activities.

So long as the activity complies with the General and Specific Conditions set out in RU3.3 and 3.4.

Relevant Objective and Policies ~~Assessment Criteria: RU3.5.1(c) (i), (ii) and (iii), and RU3.5.1~~ RU2.5(f)

RU3.2.4 Non-Complying Activities

The following activities are Non-Complying Activities:

Applications will be assessed against but not limited to, the relevant Assessment Criteria outlined in section RU3.5.

- (a) ~~(a)~~ Any land use or activity not specifically referred to in Rules RU3.2.1, RU3.2.2, and RU3.2.3.

Relevant Objectives and Policies ~~RU2.2.2(a), and RU2.2.3(a)~~ 2 and RU2.3(d)

RU3.3 General Conditions

Compliance with the following General Conditions is required for all Permitted Activities as outlined in Rule RU3.2.1 above.

RU3.3.1 Front Yard

- (a) For sites of 3000m² in area or greater, all buildings, ~~except for farm sheds,~~ shall be setback a minimum of 10m from the front boundary adjoining a local road or collector road.
- (b) For sites of 3000m² in area or greater, all buildings, ~~except for farm sheds,~~ shall be setback a minimum of 30m from the front boundary adjoining any road other than a local road or collector road.
- (c) For sites with an area of less than 3,000m² in area, a front yard of a minimum of 5m shall be provided from any road.

Relevant Assessment Criteria: RU3.5.1 ~~(a)(i), (ii), (ix), (xii)~~ (a)(i), (ii) and (ix)

Advice Note: Where a site is classed as a rear site, the rear yard setback is applicable along all boundaries (see definition of Yard for further clarification)

RU3.3.2 Side and Rear Yards

- (a) ~~(a)~~ Residential Buildings
 - (i) For sites greater than 1ha in area, residential buildings shall be setback a minimum of 20m from the side and rear yards.
 - (ii) For sites between 3000m² and 1ha in area, residential buildings shall be setback a minimum of 10m from the side and rear yards.



- (iii) For sites with an area of less than 3,000m² in area, that were in existence on the date that a decision was made on this Plan, residential buildings shall be set back a minimum of 5m from the side and rear yards.
- (b) ~~(b)~~ Non-Residential Buildings
 - (a) For sites of 3000m² in area or greater, non-residential buildings shall be set back a minimum of 10m from the side and rear yards.
 - (b) For sites with an area of less than 3000m² in area, that were in existence on the date a decision was made on this Plan, non-residential buildings shall be set back a minimum of 5m from the side and rear yards.

Relevant Assessment Criteria: RU3.5.1(a)(i), (ii), and (ix)

RU3.3.3 Minimum ~~b~~Building ~~s~~Setback from Rivers

- (a) 20m from the banks of a river where the river has an average width of 3m or greater.
For the purposes of this condition, the bank of the river is taken to be the outer edge of the river bed. The river bed is defined as the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks.
- (b) 10~~5~~m from any river less than 3m wide
Except
 - (i) Flood mitigation structures and bridges can be erected within the set back area from a water body.

For purposes of clarification, where a site, or part of a site, is already identified as being within a flood hazard area, the setback required under this rule will be overridden by the relevant rule in the Natural Hazards Chapter.

Relevant Assessment Criteria: RU3.5.1(a)(xvii)

RU3.3.34 Density

- (a) ~~(a)~~—The maximum density of development shall be one dwelling per hectare of net site area.
- (b) ~~(b)~~—Each dwelling shall be provided with not less than 2,000m² of land associated with it.
- (c) ~~(c)~~—The minimum separation distance between any two dwellings shall be 20m.
- (d) ~~(d)~~—Not more than two dwellings shall be erected on any one site with an area of less than 100ha, and no more than four dwellings shall be erected on any one site with an area of 100ha or more.

Except
 - (i) ~~(e)~~—Where a site with an area of less than 1ha was in existence on the date this Plan was notified the density of development permissible shall be a single dwelling per site.
 - (ii) ~~(f)~~—Where a site of less than 1ha is approved under the rural subdivision rules SU3.2.1.32 or SU3.2.1.43, the density of development permissible shall be a single dwelling per site.

Relevant Assessment Criteria: RU3.5.1(a)-(i), (ii), (vi), (vii), (ix) and (x)



RU3.3.45 Height

- (a) The maximum height of any building shall be 15m or 2 m plus the horizontal distance from the nearest site boundary, whichever is less, provided that no building shall protrude through the Obstacle Limitation Surfaces for Taumarunui Airfield defined in [Appendix 6](#).

Relevant Assessment Criteria: RU3.5.1(a) (i), (iii), (vii) and (ix)

RU3.3.56 Noise

- (a) The L_{eq} noise level and maximum noise level (L_{max}) arising from any activity measured at the boundary of any site within the Residential, Urban Settlement or Protected Areas Zone, or at the notional boundary of any dwelling, or any building used for a Visitor Accommodation activity, other than the site generating the noise, shall not exceed the following limits:
 - (i) Monday to Saturday 7.00am to 10.00pm inclusive – 55dB L_{Aeq} (15 min);
 - (ii) All other times and on public holidays – 45dB L_{Aeq} (15 min);
 - (iii) 10.00pm to 7.00am and on public holidays: maximum noise 75dB L_{Amax}
 Except
 - (1) Normal seasonal rural activities such as harvesting or haymaking may exceed the noise control rule.
 - (2) [Wind turbine noise, which is provided for in \(c\) below](#).
- (b) Measurement and assessment of noise levels shall be in accordance with New Zealand Standards NZS 6801:2008 *Acoustics – Measurement of Environmental Sound* and NZS 6802:2008 *Acoustics – Environmental Noise*
- (c) [Measurement and assessment of noise from All](#) Wind Turbine Generators shall comply with the requirements of NZS 6808:2010 *Acoustics – Wind Farm Noise*.
- (d) Please note copies of the Noise Standards are available for view at Council Service Centres.

Relevant Assessment Criteria: RU3.5.1(a) (iv), (vii) and (ix).

RU3.3.67 Access

- (a) All activities shall be provided with a minimum of one legal and practical access to a public road, formed and maintained to Ruapehu District Council standards.

Relevant Assessment Criteria: RU3.5.1(a) (v).

RU3.3.78 Human Remains or Archaeological Items

- (a) Should any human remains or archaeological items be exposed while undertaking works, all activity shall cease immediately. The New Zealand Historic Places Trust and Kaumatua representing the local Tangata Whenua shall be contacted and work shall not recommence in the affected area until any necessary statutory authorisations or consents have been obtained. The NZ Police shall be contacted also when human remains are exposed.

Relevant Assessment Criteria: RU3.5.1(a) (xiii)

**RU3.3.89 Transportation**

- (a) All activities shall demonstrate compliance with the relevant provisions of the “~~Road Transport – Rules~~ Transport Infrastructure and Car Parking - Rules” section of the District Plan.

Relevant Assessment Criteria: Refer “~~Road Transport – Rules~~ Transport Infrastructure and Car Parking - Rules” section

RU3.3.910 Future Urban Area

- (a) All activities located within the Future Urban Area Overlay shall be located in a manner that recognises and provides for any identified plan for future development of the area.

(b) The minimum yards provided on any one site shall be:

- (i) 10m – front, side and rear unless any alternative yard distance would enable efficient urban development while protecting amenity values or has been approved pursuant to a comprehensive structure plan ~~10m – front, sides and rear.~~

(c) The maximum height of any building shall be 7.5m or 2m plus the horizontal distance from the nearest site boundary, whichever is the less.

Relevant Assessment Criteria: RU3.5.1(a) (i), (ii), (iii), (vii) and (ix), and RU2.7

RU3.3.101 – State Highway 4/ - Tongariro National Park Viewshaft

- (a) No object, including any part of a building, structure, tree or plantation of trees, or other object or plant growth shall penetrate the viewshaft recession plane as delineated on Planning maps (see Rural Maps C2 and Urban Map 10) and Appendix 910.

Relevant Assessment Criteria: RU3.5.1(a)(xviii)

Advice Note: Archaeological Sites

If it is possible that archaeological sites may be affected by the proposed work then the site is subject to a consenting process under the Historic Places Act 1993.

Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Māori and European origin or human burials.

If any activity associated with this proposal, such as earthworks, fencing or landscaping may modify, damage or destroy any archaeological site(s) an authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement. It is an offence to modify, damage or destroy a site for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage. The applicant is advised to contact the New Zealand Historic Places Trust for further information.

RU3.4 Specific Conditions

The following Specific Conditions shall apply to the Permitted Activities specified below. Where these Specific Conditions differ from the requirements of the General Conditions in Section ~~4.4~~ RU3.3 above, the Specific Condition shall be applicable.



RU3.4.1 Forestry Activities

- (a) Forestry Separation
 - (i) Separation from Urban Zone
Forestry planting shall not be located within 75m of any Residential or Urban Settlement Zone.
 - (ii) Separation from adjoining properties
Forestry planting shall not be located within 25m from the boundary of all sites (excluding state highways and local roads) held under a separate certificate of title and owned or administered by a person or organisation other than who or which is undertaking the planting.
 - (iii) Separation from Roads
No vegetation shall be allowed to grow to a position which will shade any carriageway between the hours of 10am and 2pm on the shortest day of the year and where topography is not already preventing direct access of sunlight onto the carriageway.

In addition, no forestry planting shall be planted within 10m of a road.

- (iv) Separation from Existing Dwellings

No vegetation shall be allowed to grow to a position which will shade any existing dwelling, located on a site held in a separate certificate of title and owned by a person or organisation other than who was undertaking the planting, between the hours of 9.30am and 3pm on the shortest day of the year.
- (v) [No forestry activities shall be undertaken in the Future Urban Area.](#)

Exception in relation to RU3.4.1(a) (ii) – (iv):
Where the written approval of the affected land owner or Road Controlling Authority has been received the separation distance may be reduced (to the distance agreed between the two parties).

Relevant Assessment Criteria: RU3.5.1(a) (ii), (iii), ~~and~~ (xii)

RU3.4.2 Visitor Accommodation, Education, and Recreation and Community Activities

- (a) Scale
 - (i) No Visitor Accommodation activity shall provide accommodation for more than ten guests at any one time

Advice Note: Any Visitor Accommodation may also need to comply with Fire Safety Regulations. Please contact the Fire Safety Officer at Council for more information.
 - (ii) No education activity shall provide for more than 50 people at any one time.
 - (iii) No recreation and community activity shall provide for more than 100 people at any one time.

Relevant Assessment Criteria: RU3.5.1(a) (i), ~~(ii)~~, ~~(iii)~~, [\(iv\)](#), (vi), [\(vii\)](#), (ix) and (x), and RU3.5.1(f)

**RU3.4.3 Commercial Activities**

- (a) Scale
 - (i) On any one site the total area used for the sale or hire of goods or services to the public, including passing motorists, shall not be greater than 40m² which shall include gross retail floor area and the portion of the site utilised for the purpose of selling goods and services. In the event that the selling is not from a building the sales area shall be clearly marked by a permanent barrier.
- (b) Compatibility
 - (i) No commercial activity shall provide for any activity other than the sale or hire of professional services and the retailing of goods, including produce, crafts, food, beverages, and other similar materials, but specifically excluding the sale of liquor.

Relevant Assessment Criteria: RU3.5.1(a) (i), [\(ii\)](#), [\(iv\)](#), (vi), [\(v\)](#), [\(vii\)](#), (ix) and (x)

RU3.4.4 Industrial Activities

- (a) Separation
 - (i) All industrial activities shall have minimum front, side and rear yards of 100m.
- (b) Scale
 - (i) The maximum gross floor area of any building, or cumulative gross floor area of any buildings, used for any industrial activity or industrial activities on any one site shall be 500m².
 - (ii) The maximum site area on any one site covered by any industrial activity or industrial activities, including loading, and storage and waste areas shall be 5,000m².
- (c) Focus
 - (i) The industrial activity shall primarily provide for the processing of raw material sourced from the rural environment, or the servicing of rural activities.
- (d) Odour
 - (i) There shall be no offensive odour able to be detected at the boundary of the property. For the purpose of this condition an offensive odour is defined as that which can be detected and is defined as offensive by two observers, including at least one Council officer.
- (e) [Fire Fighting Water](#)
 - (i) [Written confirmation from the NZ Fire Service to Council that either Fire Fighting Water is available to the site, or that an alternative solution has been accepted by the NZ Fire Service.](#)
- (f) Outstanding Natural Features and Landscapes
 - (i) No industrial activity may be located within an area identified as an 'Outstanding Natural Feature or Landscape' (these are identified on the Planning Maps).

Relevant Assessment Criteria: RU3.5.1(a) (i), (ii), [\(iv\)](#), [\(v\)](#), (vi), (vii), (viii), (ix), (x) and (xvi).

RU3.4.5 Prospecting and Exploration Activities

- (a) Work Performance
 - (i) No less than ten working days prior to the commencement of activities, a written work programme outlining the scope and nature of activities proposed, the areas to be



prospected/explored, and the timing of such activities is to be provided to Council for information purposes. Any variation to this programme is to be advised to Council.

- (b) Prospecting and Exploration Activity Methods
- (i) Prospecting and exploration shall be confined to the following, in terms of activities and scale:
- (1) Geological mapping.
 - (2) Seismic surveys.
 - (3) Geophysical surveys involving airborne techniques and/or ground surveys.
 - (4) Geochemical surveys, including soil sampling, sediment stream sampling, rock sampling and vegetation or water sampling. Sampling methods are limited to hand held machinery, soil and rock samples shall not exceed 5.0 kilograms per sample.
 - (5) Gridding and line surveying, to maximum of 1m width vegetation clearance, unless such vegetation clearance requires a resource consent in any other part of this Plan.
- Advice Note:*
Please note vegetation clearance may require resource consent from the Regional Council.
- (6) Trenching, subject to a maximum depth of 10m and base width of 2m. Progressive rehabilitation of trenching is to be undertaken so that no more than 50m of trenching is left open at any one time.
 - (7) Exploration drilling, subject to a maximum drilling pad size of 200m².
 - (8) Bulk sampling, subject to a maximum of 1,000 m³ per site being undertaken.
 - (9) Exploration tunnels, subject to compliance with all controls related to waste management and disposal, and to regional rules relating to water use and discharge. The maximum volume of excavated material is not to result in more than 500m² of surface being covered, to a maximum height of 1m.
 - (10) Investigations related to old mine workings, including de-watering and gathering samples.
- (c) Explosives and Blasting
- (i) Prior to any blasting, Council and any potentially affected residents are to be advised in writing and a notice of blasting times erected at road entrances to the areas affected. Details of all blasts shall be recorded in a record book. The peak overall sound pressure level due to air blast shall not exceed 128 dBA linear unweighted measured at any zone boundary or notational boundary. Ground vibration measured at any zone boundary or dwelling shall not exceed 10 millimetres per second peak particle velocity measured in the frequency range 3 - 12 hertz.
- (ii) Blasting shall only occur between the hours of 7.00am and 7.00pm.
- (d) Lighting
- (i) Any night lighting established shall be located and shaded so as not to create a nuisance to adjacent residents, or cause a traffic hazard.
- (e) Cessation of Activities
- (i) At the completion of prospecting and exploration activities, areas physically affected are to be left in a clean and tidy condition. All plant and equipment is to be removed, boreholes filled or capped and trenches and bulk sample pits backfilled. Access tracks and associated features are to be left in a stable condition, or removed if of a temporary nature.
- (f) Restoration and Rehabilitation of Affected Areas



- (i) Where areas have been disturbed by prospecting or exploration, such areas shall be progressively restored and rehabilitated. Previously stockpiled topsoil shall be replaced over disturbed areas, contoured appropriately and re-pastured or revegetated. In situations where exploration has involved depositing of overburden and rock on the surface, these shall be either used to backfill excavated areas or covered with topsoil to prevent acid generation. Native plant species endemic to the area shall be used for revegetation purposes where native vegetation surrounds or adjoins the disturbed site. The rehabilitation areas shall be maintained and managed to a point where they will be able to support themselves.
- (g) Fire Precautions
 - (l) Fire fighting equipment shall be readily available and preventative measures such as exhaust discharge and spark emission controls shall be utilised where vegetation may potentially ignite on equipment.
- (h) Refuse
 - (i) Any debris, litter, refuse or dangerous, unsightly or offensive matter shall be removed from the area that has been prospected or explored.
- (i) Effects of the land use on Soil and Water
 - (i) Topsoil required to be removed for prospecting and/or exploration purposes shall be stockpiled in a manner suitable for later use for rehabilitation purposes.
- (j) Proximity to Waterways
 - (i) No trenching, exploration drilling, bulk sampling, exploration tunnels, and deposit of debris, litter or refuse shall take place closer than 20m from any waterbody.
- (k) Outstanding Natural Features and Landscapes
 - (i) No Prospecting or Exploration Activity may be located within an area identified as an 'Outstanding Natural Feature or Landscape' (these are identified on the Planning Maps).

Relevant Assessment Criteria: RU3.5.1(a) (iv), (vi), (viii), (ix), (x) and (xvi).

RU3.4.6 Extraction Activities

- (a) Quantity
 - (i) Extraction of material shall not exceed 1,000m³ per site in any one calendar year measured in its non-compacted form. This restriction does not apply when the material extracted is to be used for rural activity or forestry activities within the site from which it was extracted. ~~Extraction of material shall not exceed 1,000 m³ per site in any one calendar year measured in its non-compacted form.~~
 - (ii) The extraction activity shall be limited to a period of not more than 28 days in any one calendar year and seven days in any one calendar month.
 - (iii) The area of extraction that has not been fully reinstated at anyone time shall not cumulatively exceed 0.25ha.
- (b) Separation
 - (i) No extraction activity shall be located within 100m of any site boundary
 - (ii) No extraction activity, including stockpiling and crushing, shall occur ~~within the bed of a waterbody, or~~ within 20m of the banks of a waterbody.
 - (iii) No extraction activity shall be located within 500m of any urban zone.
- (c) Visual



- (i) Any extraction activity must be screened from view from any public place, including any public road, and any adjoining site.
- (ii) No extraction activity shall be operated outside the hours of 7:00am and 7:00pm.

(d) ~~Information~~

~~No less than ten working days prior to the commencement of any extraction activity, the person or organisation undertaking the extraction activity, shall for monitoring purposes, provide written notice to the Ruapehu District Council setting out the intention to extract, the location of the extraction and the amount of material which will be removed.~~

Outstanding Natural Features and Landscapes

- (i) No extraction activity may be located within an area identified as an ‘Outstanding Natural Feature or Landscape’ (these are identified on the Planning Maps).

Relevant Assessment Criteria: RU3.5.1(a) (i), (ii), (iv), (v), (vi), (viii), (ix), (x), (xiv), (xv) and (xvi).

RU3.4.7 Motorised Land Activities

- (a) Nature
 - (i) The motorised land activity shall be limited to a period of not more than seven days in any one calendar month and a maximum of 28 days in any one calendar year.
- (b) Duration
 - (i) No motorised land activity shall be operated outside the hours of 7:00am and 7:00pm.
- (a) Outstanding Natural Features and Landscapes
 - (i) No Motorised Land Activity may be located within an area identified as an ‘Outstanding Natural Feature or Landscape’ (these are identified on the Planning Maps).

Relevant Assessment Criteria: RU3.5.1(a) (i), (ii), (iv), (vi), (viii), (ix), (x), (xi), (xvi), (xv) and (xvi).

RU3.4.8 Waste Disposal Activities

- (a) Size
 - (i) No waste disposal site shall be larger than 30m² in area.
- (b) Location
 - (i) No waste disposal activity shall be visible from adjoining sites or public places, including public roads.
 - (ii) No waste disposal activity shall be located closer than 100m to a water course.
- (c) Nature
 - (i) No waste disposal activity shall include the disposal of hazardous substances.
- (d) Odour
 - (i) There shall be no offensive odour able to be detected at the boundary of the property. For the purpose of this condition an offensive odour is defined as that which can be detected and is defined as offensive by two observers, including at least one Council Officer.

Relevant Assessment Criteria: RU3.5.1(a) (i), (ii), (iv), (v), (vi), (viii), and (ix), (x), (xiv), (xv), and (xvi)

**RU3.4.9 Electricity Generation Activities**

- (a) Scale
- (i) No electricity generation activity shall utilise electricity generation equipment that produces in excess of 50kw, unless the equipment is being used as part of a short term investigation lasting no more than six months.
 - (ii) The maximum gross floor area of a building, or cumulative gross floor area of buildings, for electricity generation shall be 30m².
 - (iii) No more than two electricity generation activities shall be established on any one site.~~No more than one electricity generation activity shall be established on any one site.~~
 - (iv) No pipes for the conveyance of water shall exceed 200mm in diameter unless the pipe is located below ground.~~No pipes for the conveyance of water shall exceed 200 millimetres in diameter.~~
 - (v) The maximum site area on any one site utilised for electricity generation shall be 100m².
- (b) Visual
- (i) No more than one series of support structures and lines shall be associated with any one electricity generation activity.
- (c) Hazardous Substances
- (i) No hazardous substances shall be utilised during the electricity generation that is not a Permitted Activity in this Plan.
- (d) Protected Features
- (i) No energy electricity generation activity shall be established on rivers or sites subject to a water conservation order or a heritage protection order.
- (e) Notice
- (i) Prior to the commencement of any electricity generation activity which is a permitted activity the person or company undertaking the electricity generation activity shall, for monitoring purposes, provide written notice to Ruapehu District Council at least ten working days prior to the establishment of the electricity generation activity, or the upgrade of an existing generation activity, setting out the nature of the proposal to be established and the location of the activity.
- (f) Outstanding Natural Features and Landscapes
- (i) No Electricity Generation Activity may be located within an area identified as an 'Outstanding Natural Feature or Landscape' (these are identified on the Planning Maps), except for domestic scale renewable and non-renewable energy activities.
~~(i) No Electricity Generation Activity may be located within an area identified as an 'Outstanding Natural Feature or Landscape' (these are identified on the Planning Maps).~~

Relevant Assessment Criteria: RU3.5.1(a)(i), (ii), (iii), (iv), (v), (vi), (viii), (ix), (x), (xi), (xiv), xv) and (xvi).

RU3.4.10 Earthworks Activities

- (a) Noise
- (i) Noise from earthworks shall comply with Condition RU3.3.~~56~~.
- (b) ~~Earthworks shall only occur between 07:00am and 10:00pm Monday to Saturday inclusive, excluding public holidays.~~

Appearance



- (i) All earthworks sites shall be kept tidy and shall be reinstated as soon as practically possible so as to avoid a prolonged visual change in the character of the area.

(c) ~~Separation~~

~~No earthworks activity, including stockpiling, shall occur within 20 metres of the banks of a waterway.~~

Volume

- (i) No more than 1000m³ of material measured in its non-compacted form, within one certificate of title, shall be removed from the site, in any calendar year unless:
 - (1) The earthworks are identified in and provided for through an approved subdivision or land use consent.
 - (2) The material is not transported on public road.

~~(i) The material is not transported on a public road.~~

(d) Vegetation Removal

- (i) Where vegetation clearance occurs in association with earthworks, disturbed areas shall be re-vegetated within 12 months of the earthworks being undertaken.

Relevant Assessment Criteria: RU3.5.1(a) (iv), (vi), (viii), (xi), and (xv).

Advice Note:

Consent may be required from Regional Council for vegetation clearance

~~(e) Any person undertaking earthworks must comply with the requirements of the New Zealand Electrical Code of Practice (NZECP) 34:2001 or any subsequent amendment.~~

Advice Note:

The New Zealand Electrical Code of Practice provides for statutory safe separation distances from electrical lines. The code sets out the minimum separation distances for excavation and construction near conductors and their support structures (towers and poles). The primary purpose of these distances is to protect persons and property from harm caused by electrical hazards, such as flashovers.

~~Advice Note: Consent may be required from the Regional Council for vegetation clearance.~~

RU3.4.11 Transfer Station Activities

(a) Separation

- (i) All transfer station activities shall have minimum side, front and rear yards of 30m.

(b) Relationship

- (i) Any transfer station activity shall be principally based on the storage of refuse material from the adjacent community.

(c) Landscapes

- (i) A minimum of 20% of the area used for the transfer station activity shall be covered in grass, trees and shrubs.
- (ii) All boundaries of a transfer station activity shall be screened so as the storage area is not visible from any adjoining dwellings.

(d) Size



- (i) The maximum area used for a transfer station activity, including the landscaped area shall be 2,500m², excluding yard requirements.
- (e) Odour
 - (i) There shall be no offensive odour able to be detected at the boundary of the property. For the purpose of this condition an offensive odour is defined as that which can be detected and is defined as offensive by two observers, including at least one Council Officer.
- (f) Traffic
 - (i) No transfer station activity shall gain practical access from a State Highway.
- (g) Outstanding Natural Features and Landscapes
 - (i) No Transfer Station Activity may be located within an area identified as an 'Outstanding Natural Feature or Landscape' (these are identified on the Planning Maps).

[Relevant Assessment Criteria: RU3.5.1\(a\) \(i\), \(ii\), \(iv\), \(v\), \(vi\), \(viii\), \(ix\), \(x\), \(xiv\), \(xv\), and \(xvi\)](#)

.RU3.4.12 Temporary Military Training Activities

- (a) Duration
 - (i) The Temporary Military Training Activity shall not take place over more than 31 days.
- (b) Noise
 - (i) The Temporary Military Training Activity shall be undertaken so as to ensure that the following noise levels are not exceeded at or within the boundary of any site, other than the site the noise is emanating from, zoned residential or at the notional boundary of any rural dwelling:
 - (1) 10.00 pm – 7.00am: 45dBA Leq
 - (2) 7.00am – 10.00pm: 60dBA Leq
 - (ii) Except noise generated by the use of explosives, firing, and pyrotechnics as part of the Temporary Military Training Activity are exempt from the above provision provided that such noise does not exceed 122dbC for the duration of the activity.
 - (iii) Subject to the express conditions of this Condition noise levels shall be measured and assessed in accordance with New Zealand Standards NZS 6801:2008 Acoustics – Measurement of Environmental Sound and NZS 6802:2008 Acoustics – Environmental Noise
- (c) Structures
 - (i) Any structure erected shall only be erected for the duration of the exercise. For the purposes of clarification the duration of the exercise shall include a time period to allow the establishment and disestablishment of any site subject to the activity.
- (d) Earthworks
 - (i) For the purposes of clarification earthworks and extraction activities undertaken in conjunction with the activity shall not be undertaken unless provided for elsewhere in this Plan.

Relevant Assessment Criteria: RU3.5.1(a) (iv), (vi), (ix), and (x)

RU3.4.13 Airport Activities

- (a) Nature



- (i) The nature of the activity shall be one of those described below:
 - (1) Activities solely for agricultural purposes and the transportation of materials, excluding fare paying passengers.
 - (2) Airports providing for emergency services.
- (b) Separation
 - (i) The activity shall be located a minimum of 100m from the nearest site boundary.
 - (ii) The activity shall be located a minimum of 500m from the nearest urban zone boundary.

~~(a)~~ (c) **Operation**

~~(i) The average number of flight movements shall not exceed 20 per day (equivalent to 10 return flights). The daily number of movements may be averaged for periods up to four weeks, being Sunday to Saturday inclusive.~~

Outstanding Natural Features and Landscapes

- (i) No Airport Activity may be located within an area identified as an ‘Outstanding Natural Feature or Landscape’ (these are identified on the Planning Maps).

Relevant Assessment Criteria: RU3.5.1(a) (i), (vi), (vii), (ix) and (xvi), [RU3.5.1\(d\)](#).

RU3.5 Assessment Criteria

RU3.5.1 Restricted Discretionary, Discretionary and Non-Complying Activities

Restricted Discretionary Activities will be assessed only in respect of the Relevant Assessment Criteria applicable to the Conditions with which the activity was unable to comply.

Discretionary and Non-Complying Activities will be assessed against, but not limited to, the assessment criteria below.

- (a) General
 - (i) Whether the open space character and amenity of the Rural Zone will be maintained.
 - (ii) Whether the potential conflicts between adjoining land uses will be avoided by buildings and activities being sufficiently separated from one another.
 - (iii) Whether the amenity, privacy and access to daylight will be maintained by preventing tall and/or obtrusive buildings, ~~and~~ structures [and forestry activities](#) from being located close to boundaries.
 - (iv) Whether the activity will generate noise levels to an unreasonable degree that is inconsistent with the character of the existing noise environment.
 - (v) Whether the activity will have legal, practical and physical access to Council’s roading network to allow the site to be used for a range of activities.
 - (vi) Whether the activity will be of a scale that is consistent with the rural character and amenity of the surrounding environment.
 - (vii) Whether the activity has a [functional](#) relationship to the Rural Zone, [including to](#) ~~or~~ the rural soil resource.
 - (viii) Whether smoke, fumes, dust and odour arising from the activity will create a nuisance for any adjoining property.
 - (ix) Whether remediation and/or mitigation measures such as landscaping will be undertaken and the effectiveness of such measures.



- (x) Whether adequate land is available to provide for the on-site needs of the activity including parking and servicing.
 - (xi) Whether earthworks can be undertaken in a manner that will ensure:
 - (1) Access to and along watercourses and waterbodies is maintained.
 - (2) Visual impacts, effects on surface drainage patterns, any likely sedimentation or dust nuisance, or adverse effects on adjoining buildings and properties are avoided.
 - (xii) Whether the safety of the public roading network will be maintained, issues include, shading of the road (including frost issues during winter), and damage to roads and general safety issues associated with falling branches.
 - (xiii) The extent to which the activity will adversely affect items of historical significance.
 - (xiv) Measures taken to minimise risks to people, property and native flora and fauna in the event of a fire associated with the activity.
 - (xv) Whether significant indigenous vegetation and habitats of indigenous fauna are being retained.
 - (xvi) The impact of the development on the valued features of any identified Outstanding Natural Feature or Landscape.
 - (xvii) The extent to which the location of the building is likely to create a risk to either people or property from either flooding and/or associated land slippage.
 - (xviii) The impact of the object on views of the mountains.
 - (xix) the functional requirements of the building and activity that require it to be located within the rural zone.
- (b) Dwellings and Visitor Accommodation Activities Adjoining a Factory Farm or Animal Boarding Activity, and/or the Tangiwai Sawmill or the Karioi Pulpmill.
- (i) The frequency, character and intensity of the relevant adverse effect.
 - (ii) The degree of effect of the relevant existing activity in its particular environment having regard to such factors as direction and velocity of wind and air movement and the extent to which mitigation of adverse effects is reasonable.
 - (iii) Whether the potential reverse sensitivity effects can be mitigated by way of design, earthworks, planting or moving the proposal (either by increasing the separation from the relevant existing activity, or by changing the bearing of the proposed activity from the relevant existing activity).
- (c) Development Adjoining identified Conservation Land (referred to in RU3.2.3(f):
- (i) Whether any development adjoining these areas, has been designed in a manner that will not detract from the valued characteristics of the area (including but not limited to the design and location of dwellings or structures, orientation and layout of subdivisions, and any covenants and consent notices proposed as part of a subdivision).
 - (ii) Whether a landscape mitigation plan has been provided to ensure the adverse visual effects of the proposal when viewed from these identified areas, are avoided or mitigated to minor levels.
 - (iii) The impact of the development, and subsequent use, on biodiversity values. Specific consideration will be given to measures proposed to ensure pest plant and animal species are not introduced into Conservation Land as a result of the development, along with measures to ensure that stormwater and wastewater do not affect water quality.
 - (iv) Whether ~~the Department of Conservation and any other affected party~~affected parties including owners and managers of adjoining/nearby land. ~~Have~~ has been consulted with regarding the development, and the outcome of that consultation.
- ~~(d) Dwellings and Visitor Accommodation Activities Adjoining High Voltage Transmission Lines~~
- ~~(i) Whether the location and form of earthworks, possible buildings and vegetation plantings have been designed to minimise adverse effects on public health and safety (compliance with New Zealand Electrical Code of Practice for Electrical Safety Clearance Distances:~~



~~NZECP:34 1993 shall be considered sufficient to avoid any potential adverse effects on the transmission lines or human health and safety).~~

~~(ii) Whether the development will adversely affect the ability to continue to access the transmission lines and support structures 24 hours a day for maintenance purposes.~~

(de) Airport Activities

- (i) Whether the proposed flight paths to and from the airport activity will adversely impact on existing permitted activities in the area, and/or the values of any Protected Areas Zone and sites of ecological significance in terms of the following:
 - (1) Hazard from aircraft movements.
 - (2) Noise associated with airport activity and aircraft take-off and landing.
 - (3) Ground access and traffic.
 - (4) Hours of operation.
 - (5) The frequency of aircraft movements.
 - (6) Intrusion into the visual environment.
 - (7) Effect on amenity values in the surrounding area.

(ef) Development fronting onto, or within 1000m of [SH4 State Highway 47](#).

- (i) The following matters will be taken in to account in determining an application that is located within the vicinity of State Highway 47. Whether the development:
 - (1) Integrates into the general environment in which it is proposed and in particular its natural features; and the visual impact of the development on the outlook from the Tongariro National Park and from National Park Village.
 - (2) Is sensitive to natural features and landscapes, including those of the adjacent Tongariro National Park.
 - (3) Is self supporting and self sustaining in that environment.
 - (4) Is fully contained within a land area defined by topography and/or physical components.
 - (5) Provides a low structural density in relation to open space.
 - (6) Provides safe access onto the State Highway.
 - (7) Specifies the siting, size and construction of all buildings.
 - (8) Provides that services, including telephone and power connections, are sited underground.
 - (9) Provides amenity planting that will blend into the natural environment through appropriate selection of indigenous vegetation.
 - (10) Is developed in a way which avoids, remedies or mitigates adverse effects on the environment, including such effects on:
 - (A) Visual amenity and values.
 - (B) Recreational amenity.
 - (C) Existing physical resources such as roading, services and structures.

(fg) [Electricity Generation Activities](#)

- (i) [The benefits to be derived from the use and development of renewable energy resources including:](#)
 - (1) [Contributions to the reduction in greenhouse gases.](#)
 - (2) [Reduced dependency on imported energy sources.](#)
 - (3) [Reduced exposure to fossil fuel volatility.](#)
 - (4) [Security of electricity supply for current and future generations.](#)
- (ii) [The extent to which the location and design of the activity is constrained by functional, operational and technical requirements.](#)
- (iii) The extent to which the location of the building is likely to create a risk to either people or property from either flooding and/or associated land slippage.



- (iv) The contribution that the proposed energy generation activity will make to the achievement of energy policy objectives and/or renewable energy generation targets of the New Zealand Government.
- (v) The local, regional and national benefits to be derived from renewable energy generation and use.
- (vi) The functional requirements of the building and activity that require it to be located within the rural zone.

[Advice Note: National Environmental Standards](#)

In conditioning consents, the Council will take into consideration the National Environmental Standard for Sources of Human Drinking Water, specifically Regulations 11 and 12 in relation to sites which have the potential to effect public drinking water supplies.