

All earthworks must only take place between 7.00am and 8.00pm, Monday to Saturday inclusive, but exclusive of public holidays.

No earthworks can occur within 20m of the banks of a waterway without consent.

Any person undertaking the earthworks must comply with the New Zealand Electrical Code of Practice (NZECP 34:2001).

All works must comply with NZS 4431:1989 "Code of practice for earth fill for residential development".

What if you make an Archaeological Discovery?

If any human remains or archaeological items are discovered during construction, all works need to be stopped and Council contacted immediately.

What activities will be carried out in the dwelling?

Any home enterprise, visitor accommodation, health care services, residential care or education activities have specific Rules in the District Plan. Please contact Council for more information.

Services

For information on where the reticulated water, sewer and stormwater services are located please contact Council.

Do you have a Building Consent?

You will need a building consent for any new dwelling. Contact Council for more information.

National Environmental Standard (NES): Soil

With earthworks being undertaken, you will need to check for risks to human health of soil contamination. The NES Soil brochure contains more information.

If your new building is intended for accommodation, home enterprise or storage of hazardous substances, please contact Council for specific conditions.



A Guide to

Residential Zone: Building a Dwelling

(relating to Resource Consents)



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The following rules make sure that any new development enhances the character of the area and puts no extra pressures on the current infrastructure's capacity.

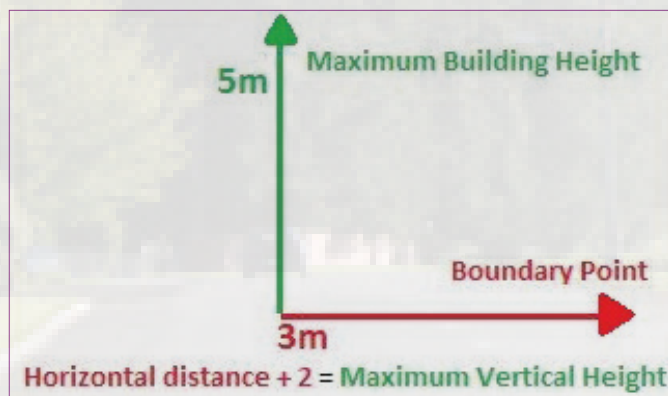
How many houses can I build?

Area	No of Dwellings
Taumarunui, Ohakune, Waiouru	One per 450m ²
National Park, Rangataua, Raetihi	One per 600m ²
Owhango	One per site

Note: For any sites existing before 15 December 2011 that are less than the sizes above and in the old Residential High Zone, please contact Council for specific exceptions.

How high can my building be?

The maximum height is the lesser of either 7.5m OR the horizontal distance from the boundary plus 2m.



What are the required yard setbacks?

The minimum yard setbacks on any site must be:

- 3m from the front boundary
- 1.5m from the side boundaries

- 3m from the rear boundary

If your site is classed as a rear site, the rear yard setback then applies along all boundaries. A rear site is any site behind another and does not have a road adjoining the front boundary.

For any sites existing before 15 December 2011 that are less than 500m² and in the old Residential High Zone, please contact Council for specific conditions.

How much of the site can my building cover?

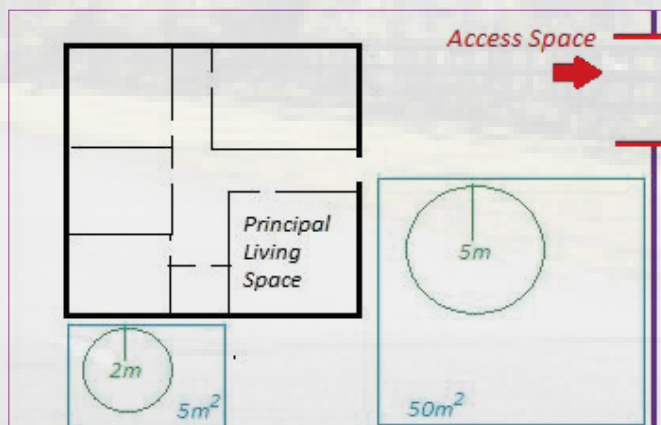
The maximum coverage of the total site area is either 35% or 150m², whichever is greater.

How much Open Space is required?

A minimum of 50m² of outdoor living per dwelling is required to accommodate a 5m diameter circle adjacent to the principal living space (eg, the lounge).

A minimum of 5m² service court to fit a 2m diameter circle for rubbish, recycling and service purposes is also required.

Open space does not include access space (eg, driveway and parking).



Note: For any sites existing before 15 December 2011 that are less than 450m² and in the old Residential High Zone, please contact Council for specific exceptions.

Windows

All houses adjoining a street must have clear glass window(s) of at least 2m² facing the street. Corner sites must have glazing on sides facing the street but the glazing on one side only can be reduced to 1m².

Parking and Access

An area able to provide for two car parking spaces must be located on site.

Access to the site must be formed to Ruapehu District Council standards. Please contact Council for more information.

What are the noise and dust restrictions during construction?

Construction noise arising from a site shall meet the limits recommended and shall be measured and assessed in accordance with NZS 6803:1999 "Acoustics – Construction Noise".

Activities must not create a dust nuisance (eg, evidence of dust in the air beyond your boundary or evidence of traceable dust settling on a neighbouring site or in water).

Will there be any Earthworks?

Resource consent is needed if you remove or relocate more than 100m³ of material on site.

The cut and fill height must be no more than 1.5m or 0.5m within a yard setback (see over for diagram).