

Are you near any rivers or streams?

Your shed or garage must be at least 20m from the banks of any river or stream with a width of 3m or greater and 10m from any stream with a width lesser than 3m.

You can determine a bank line as the very outer edge of the riverbed where the water may flow at its fullest without overflowing.

Are there any high voltage power lines in the area?

Your shed or garage must be at least 32m from the centerline of any high voltage power lines.

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.

Do you have a Building Consent?

You may need a building consent for any new shed or garage. Garages and sheds under 10m² do not need a building consent. Contact Council for more information.

A Guide to

Rural Zone: Building a Shed or Garage

(relating to Resource Consents)



Ruapehu District Council
Private Bag 1001, Taumarunui, 3946
59-63 Huia Street, Taumarunui 3920

Phone (24 Hours)	07 895 8188 Taumarunui 06 385 8364 Ohakune 06 385 4447 Raetihi
Fax	07 895 3256
Email	info@ruapehudc.govt.nz
Website	www.ruapehudc.govt.nz
Facebook	ruapehudc



The information in this brochure is a guide only and is not a statutory document.
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Sheds and garages are important in the Rural Zone. However, we still need to protect our District's rural character and attractiveness.

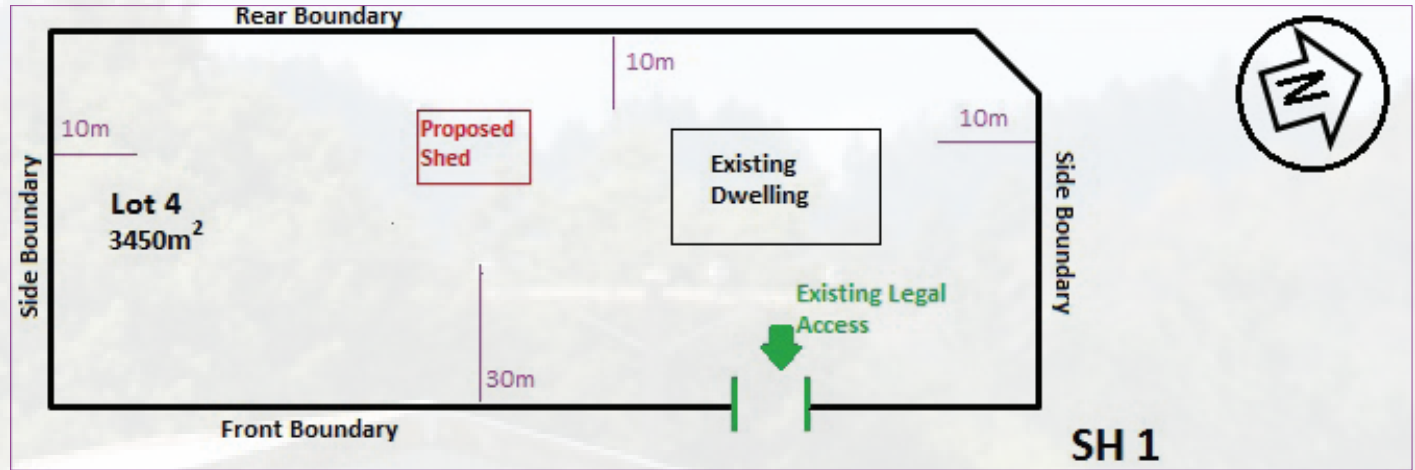
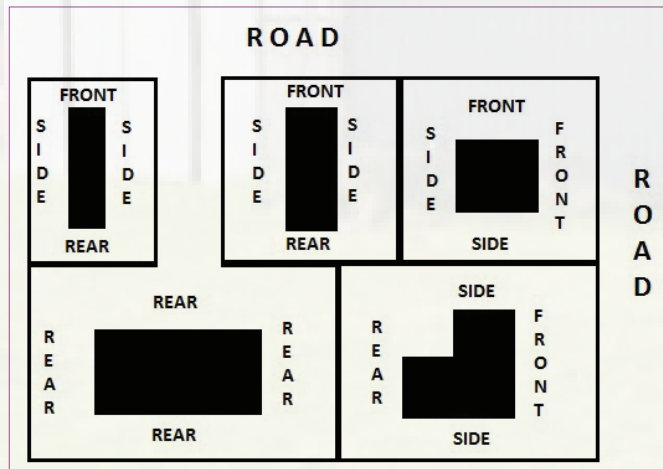
How close can you build to the boundaries?

Site Size	Front	Rear	Side
Less than 3000m ²	5m	5m	5m
Over 3000m ²	10m	10m	10m
Over 1ha	10m	20m	20m
Adjoining any State Highway	30m	As above, dependent on size	

Boundaries are not always determined by the position of fences or the road. To find a boundary, it is recommended you use a surveyor or refer to your Certificate of Title.

Are you on a rear site?

A rear site is an allotment behind another and does not have a road directly adjoining the front boundary. If your property is a rear site, as per yard setbacks above, the rear setback is applicable along all boundaries.

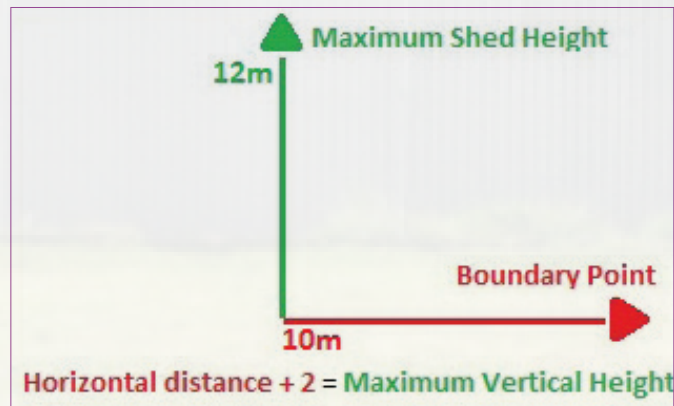


What access do you need?

The site must have a legal and practical access point to a public road (see example above).

How high can the shed/garage be?

- The maximum height is the lesser of either 15m OR
- The horizontal distance from the boundary plus 2m (eg, if your shed is 10m from the boundary, the maximum height is 12m).



Will there be any earthworks?

Resource consent is needed if you remove more than 1,000m³ of soil from the site.

All areas exposed through earthworks must be kept tidy and reinstated as soon as possible.

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.

Does your property adjoin the Taumarunui Airfield or State Highway 4 in National Park?

If your property adjoins to Taumarunui Airfield or State Highway 4 in National Park, then you will need to contact Council for specific height conditions.