

4 RURAL ZONE

4.1 Introduction

The majority of the Wairarapa's environment has a rural character, in which the environmental quality is largely determined by prevailing natural elements, whether the land is used for primary productive purposes or for conservation purposes. Under this District Plan, Wairarapa's rural environment is managed under a single Rural Zone, although the Zone's management policies recognise key differences in predominant land use patterns and environmental factors.

This section should be read in conjunction with those sections under District-wide issues, such as biodiversity, natural hazards, coastal environment and freshwater environment.

Rural land is a significant resource due to the economic value of primary production activities to the Wairarapa, and the associated processing and service industries. The use of this resource is constantly changing, in response to economic demands and conditions. The continued prosperity of the Wairarapa as a whole is largely dependent on the use of rural resources adapting to changing economic opportunities.

A wide range of land uses occur within Wairarapa's productive rural environment, the distribution of which is largely determined by natural patterns of landform, climate and soil type, as well as accessibility to markets and processing facilities. While the interaction of natural elements and differing human activities has resulted in a range of distinctive landscapes, there is still, nevertheless, a recognised rural character throughout this environment – variations occur due to topography, different types of primary production and the density of property-holdings. In the Wairarapa, the rural environment ranges from the extensive pastoral farming and forestry areas of the eastern hill country through to the intensively settled farming areas that fringe the versatile soils around Wairarapa's main towns. The character of the rural environment is shaped by the different forms of primary production that occur there but also by the range of other activities that rely on a location in the rural area and which contribute to the economic and social fabric of the Districts.

While rural properties vary in size, the rural environment is typically characterised by the following elements:

- Open space, natural landscapes, and vegetation predominate over the built environment;
- Working productive landscape, with a wide range of agricultural, horticultural and forestry purposes, with potential for associated effects, including noises and odours;
- Large areas of exotic and indigenous vegetation, including pasture, crops, forest and scrublands;
- Range of built forms, from reasonably large utilitarian buildings associated with primary production, through to small utility buildings;
- Place where people live and work, with low population density;
- A road network ranging from unsealed local roads with low traffic volumes to busy State Highways; and
- Allotments self-serviced in terms of water supply and wastewater disposal.

Significant areas of the Rural Zone are held in public ownership and managed for conservation purposes, with the key assets being the Tararua and Haurangi Forest Parks and Lake Wairarapa. Aside from their intrinsic ecological values,

Wairarapa's conservation management areas also have important cultural, economic and recreational values. These areas are perceived to be part of Wairarapa's rural environment, although they differ from the primary production areas in their land use, environmental character and amenity values.

The rivers and lakes of the Wairarapa have a major presence not only in terms of their visual and recreational attributes, but also in posing risks from natural hazards through flooding.

Outside Forest Parks and other conservation management areas, primary production is the main land use in the rural environment, including associated processing, packaging and transportation. At times, primary production activities will generate effects such as noise, odour and dust – residents living in the rural environment should therefore reasonably expect amenity values to be modified by such effects. Primary production activities should be able to function effectively and not be unduly restricted by inappropriate development being located in too close proximity. Therefore, potential new activities in the Rural Zone must be compatible with rural character in the scale of development and prevent imposing limitations on the operation of rural activities and their ability to contribute towards the economic wellbeing of the Wairarapa. For example, residential development within a viticulture area can create significant difficulties for both maintaining residents' amenity values and winegrowers' operational requirements.

Increasingly, however, the Wairarapa's rural environment is seen as attractive place in which to reside, being within commuting distance to Wellington, but with many opportunities for people to enjoy the benefits of a rural lifestyle and a small holding of land. Indeed, this source of development pressure has been a main driver for growth in the Wairarapa rather than an increase in population. The need to provide such lifestyle opportunities in a manner that protects the rural character while maintaining and enabling primary production or other lawfully established activities to operate without unreasonable restriction is a key challenge in the management of the rural environment.

Parts of the Rural Zone also have some special environmental factors that require specific management. Many areas contain river floodplains that are susceptible to flooding and not suitable for intensified residential development. River and rock aggregate extraction (as provided for by Greater Wellington Regional Council) and processing is an important activity for flood management and other purposes in the Wairarapa. These activities can be intermittent but nevertheless are longstanding and play an important part in the region's economy; they therefore need to be recognised and provided for. Some parts of the rural environment contain significant public infrastructure facilities, such as Hood Aerodrome, that have broad external effects that make surroundings areas inappropriate for further more intensive development. Sporadic intensive development on the periphery of towns can conflict with the management of urban growth or with the special character and operational requirements of winegrowing areas.

Parts of the rural environment, particularly higher landforms, have considerable potential for wind energy generation in the Wairarapa. While the development of wind energy generation has the potential to introduce significant new structures into the rural landscape, with some consequential effects, it is expected that there will be appropriate sites for such facilities, and that the effects of their development and operation can be managed to maintain rural amenity values. Where generation facilities are established, it will be important

to manage subdivision and development in the vicinity to minimise the potential for reverse sensitivity conflicts.

4.2 Significant Resource Management Issues

1. Safeguarding the life-supporting capacity of Wairarapa's soil resources for both current and future generations, and, in particular, ensuring the finite rural land resource may be used for a wide range of productive purposes, including uses that may not currently take place in the Wairarapa.
2. Providing for a wide choice of lifestyles in the rural environment at a location, scale and intensity that is appropriate to protect the general visual amenity, biodiversity values and rural character, and avoiding standardised or obtrusive forms and patterns of development.
3. Recognising that primary production activities generate external effects that are generally an accepted part of the rural environment while ensuring that such effects do not have excessive or cumulative adverse effects on the environment, particularly on amenity values and natural processes and systems.
4. Providing for a diversity of land uses and economic activities while addressing incompatible amenity expectations between different land uses, particularly between residential and primary production activities. This may occur when new rural lifestyle development establishes in close proximity to established primary production activities. The operational requirements of primary production activities have effects which are to be anticipated and expected in the Rural Zone. Other lawfully established activities that create some external effects should also not have their operation compromised by the establishment nearby of incompatible or potentially sensitive activities.
5. Unsustainable land use practices that degrade or modify the natural environment and its processes (for example, groundwater systems), the role of indigenous biodiversity in ecosystems, and its capacity to support life on an ongoing basis.
6. Making better use of opportunities for self-sufficiency in the rural area to reduce the cumulative effects of development on Wairarapa's servicing and infrastructural networks.
7. Sporadic growth around Wairarapa's towns, resulting in a permanent impact on the rural character and townscapes, reduced safety and efficiency of roads, and unplanned pressure for infrastructure and public services.
8. Demand for intensified landholdings, particularly through residential development, in rural areas that are generally unsuitable for intensive residential use due to significant risks from natural hazards, or the adverse external effects of large scale facilities such as Hood Aerodrome, effluent treatment works, landfills, and industrial processing activities.
9. The protection of the large tracts of conservation estate in the Wairarapa, such Lake Wairarapa and the Tararua and Haurangi Forest Parks, including through interaction with the productive rural areas.

10. Providing opportunities for the economic benefits of the tourism values of the Wairarapa's rural environment to be realised in a manner that avoids the adverse effects of development on such values.
11. Providing for the establishment and operation of renewable energy generation facilities, recognising that these facilities can be small-scale independent facilities through to large scale connected facilities. Renewable energy generation facilities can introduce large and highly visible built elements and other operational effects into the rural landscape, but generally need to locate in the rural environment because of their land area and siting requirements.

4.3 Objectives, Policies and Methods

4.3.1 Objective Rur1 – Protection of Rural Character & Amenity

To maintain and enhance the amenity values of the Rural Zone, including natural character, as appropriate to the predominant land use and consequential environmental quality of different rural character areas within the Wairarapa.

4.3.2 Rur1 Policies

- (a) Identify areas within the Rural Zone where the predominant land use is primary production, which needs to operate and develop effectively – Rural (Primary Production) Zone.
- (b) Identify areas within the Rural Zone where the predominant land use is conservation management, and which are primarily managed by public agencies – Rural (Conservation) Zone.
- (c) Identify areas within the Rural Zone in which there are particular land use issues that require specific management approaches, including urban growth, flood hazards, and the operational requirements of key infrastructural facilities and intensive primary production activities – Rural (Special) Zone.
- (d) Maintain and enhance the amenity values, including natural character, of the differing Rural character areas through appropriate controls over subdivision and the bulk, location and nature of activities and buildings, to ensure activities and buildings are consistent with the rural character, including an appropriate scale, density and level of environmental effects.
- (e) Manage subdivision, use and development in a manner which recognises the attributes that contribute to rural character, including:
 - (i) Openness and predominance of vegetation
 - (ii) Productive working landscape
 - (iii) Varying forms, scale and separation of structures associated with primary production activities
 - (iv) Ancillary living environment, with an overall low population density
 - (v) Self-serviced allotments.

4.3.3 Explanation

The Wairarapa's rural environment contains a wide variety of land use activities, intensity of settlement and diversity in naturalness. The character and amenity values of the Wairarapa's rural environment is strongly influenced by the predominant rural land use, be it the interaction of the natural environment with primary production, or the conservation estate where the natural environment predominates. Managing the rural environment with regard to the predominant productive or conservation land use is an important requirement in terms of setting appropriate environmental standards.

While there is a wide range of productive uses in the rural environment, from intensive horticulture and viticulture through to extensive forestry and pastoral grazing, rural land uses are constantly changing and it is important for the continued prosperity and ongoing development of the Wairarapa that opportunities for further land use change are not unduly curtailed. The management of the rural environment, therefore, needs to set such standards as necessary to maintain the amenity values, character and environmental quality of the Rural Zone, having regard to the zone's principal primary production or conservation management land uses – this is the purpose of the *Rural (Primary Production) Zone* and *Rural (Conservation) Zone*.

Some parts of the productive rural environment are subject to a number of significant environmental hazards, where too intensive development and landholdings may create significant future management problems, such as exacerbated risks from flooding and erosion, high ground water tables, and the adverse effects of large-scale industrial activities and public facilities (for example, airports, landfills and sewage treatment plants).

Many of these areas are also peri-urban environments, in which intensive horticultural or viticulture areas are facing pressure from intensive sporadic urban growth, particularly residential development. The purpose of the *Rural (Special) Zone* is to recognise that such sporadic and unplanned intensification is generally inappropriate in these parts of the rural environment, and to place limitations as necessary to avoid future problems. The conversion of rural environment to urban areas should be carefully managed and evaluated.

Threats to the environmental quality and character of the Rural Zone include buildings and structures that due to their location, scale, or density, are not in keeping with the established rural amenity and character. This character is where buildings are at a relatively low non-urban density with generous setbacks from external property boundaries and where the height, scale, density and number of buildings do not dominate the landscape. Activities can have external effects out of character and unacceptable within the rural environment, inappropriate levels of vehicle movements and parking, excessive out-of-character noise, and obtrusive or excessive signage. Traffic signage, including official tourist route signage, such as for a wine trail, is necessary signage for the safe operation of the road network.

4.3.4 Objective Rur2 – Provision for Primary Production and Other Activities

To enable primary production and other land uses to function efficiently and effectively in the Rural Zone, while the adverse effects are avoided, remedied, or mitigated to the extent reasonably practicable.

4.3.5 Rur2 Policies

- (a) Provide for primary production activities as permitted activities in the Rural (Primary Production) Zone and Rural (Special) Zone, subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects of primary production activities without unreasonably affecting landowners' ability to use their land productively.
- (b) Provide for other land uses as permitted activities in the Rural (Primary Production) Zone and Rural (Special) Zone, subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects.
- (c) Manage the establishment and operation of a range of other activities in the Rural Zone, such that their adverse effects on the environment are appropriately avoided, remedied or mitigated.
- (d) Ensure activities that are potentially sensitive to the adverse external effects of primary production and any other lawfully established activities, particularly those activities with significant external effects, are either appropriately sited, managed or restricted to avoid or mitigate these effects.
- (e) Ensure that new primary production and other activities that may have significant external adverse effects are appropriately sited from sensitive land uses or are otherwise controlled to avoid or mitigate such effects.
- (f) Provide interface controls on primary production and other activities that may have adverse effects on adjoining activities.

4.3.6 Explanation

The ongoing prosperity of the Wairarapa is largely dependent upon its continued and evolving primary production sector. It is imperative that primary production activities are enabled to occur without unnecessary hindrance or controls: this policy also seeks to provide for those activities that are commonly associated with and ancillary to primary production (such as fruit packing).

This policy means accepting that some external effects will occur as a common part of primary production activities. Accordingly, residents living in the rural environment need to recognise the accepted management practices of these activities, including agricultural spraying, the use of farm machinery, the seasonal operation of birdscarers, frost protection devices, odour, and night harvesting that may occur.

Therefore, in managing the Wairarapa's productive rural environment, environmental standards need to facilitate the ongoing operation of rural activities carried out in the Wairarapa, while avoiding significant cumulative or excessive adverse effects.

Diversification of land use is important to the sustainable future of Wairarapa's rural environment. Many activities are appropriate in a rural setting and can establish and function without compromising the core primary production activities in the rural area. It is important that the Plan provides for those other activities that are able to establish and operate in a manner that appropriately avoids, remedies or mitigates potential adverse effects on the environment. It is also important that, once lawfully established, these other types of rural

activities are not adversely affected by the subsequent establishment nearby of sensitive activities that may seek to constrain their lawful operation.

It is also important to minimise the occurrence of reverse sensitivity, that phenomenon in which sensitive land uses, particularly residential activities, located in close proximity to primary production activities have unreasonable expectations about the level of amenity values which they wish to enjoy. This can affect established land uses and result in conflict and ongoing difficulties in environmental management. This policy will require controls on siting of such sensitive activities to avoid or mitigate the potential for such adverse effects to occur.

Conversely, it is important that new primary production activities with potential to create significant adverse external effects are controlled to avoid future conflicts. This policy may require controls on siting of some activities or appropriate setback requirements.

4.3.7 Objective Rur3 – Interzone Management

To ensure the amenity values of adjoining zones are reasonably protected from the adverse effects of activities within the Rural Zone.

4.3.8 Rur3 Policy

- (a) **Manage the effects of Rural Zone activities to ensure that the environmental qualities and characteristics in the adjoining zones are not unreasonably degraded, bearing in mind their location adjacent to a functioning primary production environment.**

*Implemented through Methods
4.3.10(a)*

4.3.9 Explanation

Activities within the Rural Zone can generate effects that are unacceptable in other environments, such as urban residential neighbourhoods. These effects include noise, dust, and the utilitarian appearance of some rural buildings compared to the residential environment. Therefore, effects will be controlled at the interface between zones to minimise potential conflicts and protect general amenity.

Requirements for new or expanding activities in the Rural Zone near the zone boundary, may include more compatible design of structures, more effective visual screening, setbacks of dense planting and buildings, and more restrictive noise levels than the Rural Zone standards would generally require.

4.3.10 Methods to Implement Rural Zone Policies

- (a) **Provision for primary production as the principal land use in most of the Rural Zone, with environmental standards as appropriate to protect the character, amenity and function of the Rural Zone while allowing for the efficient functioning and development of primary production activities.**
- (b) **Provision for other land use activities in most of the Rural Zone, with environmental standards as appropriate to protect the character, amenity and function of the Rural Zone.**

- (c) Controls on those activities within the Rural Zone that could conflict with the efficient functioning of primary production activities or significantly degrade its character and amenity values.
- (d) Provision for conservation of the natural environment in those parts of the Rural Zone under the management of public agencies.
- (e) Assessment of environmental effects through the resource consent process for activities that do not comply with the environmental standards.
- (f) Conditions on resource consents, such as consent notices and covenants on Certificates of Title to control the effects of activities, including reverse sensitivity in the Rural Environment.
- (g) Education and information about the environmental standards, values, amenity and function of the Rural Zone, including the provision of zone specific information in Land Information Memoranda (LIMs) and design guides for rural-residential development in the rural environment.
- (h) Financial contributions for reserves, roads and infrastructure.
- (i) Application of New Zealand Standard 4404: 2004 Land Development and Subdivision Engineering to ensure a suitable standard of infrastructure.
- (j) Education to encourage the adoption and compliance with relevant industry Codes of Practice and New Zealand Standards (NZS), including –
 - i. New Zealand Environmental Code of Practice for Plantation Forestry, New Zealand Forest Owners Association, 2007.
 - ii. Poultry Industry Association of New Zealand (Inc.) – Poultry Livestock Production, Environmental Standards: Discussion Document, 12 April 1995.
 - iii. New Zealand Pork Industry Board – Code of Practice – Pig Farming, Third Edition, 1997.
 - iv. NZS 8409:2004 Management of Agrichemicals.
- (k) Allocation of funds through Strategic and Long Term Council Community Plan (LTCCP) processes for use in initiatives to achieve the above policies.
- (l) Coordinated approach with the policies and rules contained within the Regional Policy Statement and Regional Plans.
- (m) The use of other legislation, statutory functions and powers as appropriate: for example, bylaws and road controlling authority.

4.3.11 Principal Reasons for Adoption

Rural activities are the defining feature of the zone and are to be protected. Therefore, a series of permitted activity standards have been set, which establish a baseline for protecting rural character and the normal functioning of rural activities. Non-conformance with one or more of these standards will necessitate a resource consent, at which time an assessment of environmental effects will be required, and ways to avoid, remedy or mitigate any adverse

effects on the rural environment examined, particularly on the viability of primary production activities and on rural character or amenity.

Other non-regulatory methods, such as education, will also be used to encourage sound environmental practice by promoting understanding and appreciation of the rural environment. Voluntary efforts to maintain and enhance amenity values in the Rural Zone are improved by the provision of information, education and advocacy on the management and development of primary production activities.

While primary production activities are the defining feature of the Rural Zone, other activities are also appropriately located in the rural environment. In some cases, the rural environment is the only place that they can establish within because of their particular requirements for resources and land type. The Plan therefore contemplates a range of activities establishing in the rural environment, using the consent process for considering the potential effects of individual proposals.

4.4 Anticipated Environmental Outcomes

- (a) Protection of primary production as a principal land use and economic driver in the Wairarapa.**
- (b) The efficient use of Rural Zone resources through a diversity of land use and economic activities.**
- (c) Diverse activities in the Rural Zone that are compatible with the rural environment in scale, amenity and character.**
- (d) Protection of the amenity in adjoining zones from the potential adverse effects of activities within the Rural Zone.**
- (e) Increased level of self-sustainability and a reduced level of degradation on the natural environment and processes.**
- (f) Protection from environmental pollutants such as excessive dust and noise.**
- (g) The protection of lawfully established activities from reverse sensitivity effects.**

4.5 Rural Zone – Rules & Standards

NOTE: Unless otherwise stated in the rules below, the activity status and standards provided for in the rules of this Zone may be modified by the specific provisions of the District Wide Land Use Rules ([Section 21](#)). Any activity must comply with the District Wide Land Use Rules, before applying the following rules.

Refer to the policies for District-wide issues

4.5.1 Permitted Activities

The following are permitted activities:

- (a) Any activity listed as a District Wide Permitted Activity in the rules in [Section 21.1](#), and which complies with the relevant standards in those rules and [Section 4.5.2](#), and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections [4.5](#) or [21](#).
- (b) Any activity not listed as a District Wide Permitted Activity in the rules in [Section 21.1](#), and which complies with the relevant standards in [Section 4.5.2](#), and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections [4.5](#) or [21](#).

Policy 4.3.5(a)

Policy 4.3.5(a)

4.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Rural Zone:

- (a) **Maximum Building Height**
 - (i) Dwellings: 10 metres.
 - (ii) Other Buildings: 15 metres.
 - (iii) Within the Dark Sky Management Area identified within Appendix 15, Outdoor Sports Lighting Poles at Recreational Facilities: 18 metres
- (b) **Maximum Height to Boundary**
 - (i) 3 metres height at the boundary with a 45° recession plane.
- (c) **Minimum Building Setback (excluding dwellings)**
 - (i) 10 metres from the front road boundary of sealed roads.
 - (ii) 25 metres from the front road boundary of unsealed roads.
 - (iii) 5 metres from all other boundaries.
 - (iv) 25 metres from any Significant Waterbody listed in [Appendix 1.9](#).
 - (v) 5 metres from any other waterbody.
 - (vi) In the South Wairarapa District, 20 metres of the banks of any river and stream whose bed which has an average width of 3 metres or more. (Note: For the purpose of this rule, 'bed' is the definition applied in Section 2 of the Resource Management Act for a 'bed' in relation to any river for the purposes of esplanade reserves).

Policy 4.3.2(d) and 4.3.5(c)

Policy 4.3.2(d) and 4.3.5(c)

Policy 4.3.2(d) and 4.3.5(c)

Exception:

- (i) For sites of less than 4,500m², an accessory building may be located up to 1.5 metres from side and rear boundaries.
- (ii) Bridges are excluded from complying with setback standards in relation to a waterbody.

(d) Minimum Dwelling Setback

- (i) 10 metres from the front road boundary of sealed roads.
- (ii) 25 metres from the front boundary of unsealed roads.
- (iii) 25 metres from all other boundaries except, (that if the Certificate of Title for the site was issued before 29 March 2008, or resource consent to subdivide was granted for the site before 29 March 2008 then the setback can be 10 metres).
- (iv) 25 metres from any significant waterbody listed in [Appendix 1.9](#).
- (v) In the South Wairarapa District, 20 metres from the banks of any river and stream whose bed which has an average width of 3 metres or more. (Note: for the the purposes of this rule “bed” is the definition applied in section 2 of the Resource Management Act for a “bed” in relation to any river for the purposes of esplanade reserves).
- (vi) 5 metres from any other waterbody.
- (vii) 35 metres from the edge of a plantation forest under separate ownership.
- (viii) 300 metres from a boundary with untreated agricultural effluent disposal areas.
- (ix) 300 metres from an oxidation pond.
- (x) 150 metres from the perimeter of a spray disposal area with e-coli concentrations of less than a median of 2,000cfu/100ml.
- (xi) 75 metres from the perimeter of a surface disposal area with e-coli concentrations of less than a median of 2,000cfu/100ml.
- (xii) 75 metres from the perimeter of a surface disposal area with e-coli concentrations of less than a median of 100cfu/100ml using low pressure (<1.4bar), low boom (<1.52 metres) sprinkler systems without end guns, at a wind speed of 4 metres per second (14.4km per hour) including sustained gusts.
- (xiii) 25 metres from the perimeter of a surface disposal area with e-coli concentrations of less than a median of 100cfu/100ml.
- (xiv) 500 metres from an intensive farming activity under separate ownership.

(e) Number of Dwellings (including Minor Dwellings)

- (i) In the Rural (Primary Production) Zone, one dwelling per Certificate of Title under 4 hectares, two dwellings per Certificate of Title between 4 – 100 hectares, and three dwellings per Certificate of Title over 100 hectares in size.
- (ii) In the Rural (Special) Zone, one dwelling per Certificate of Title.

- (iii) In the Coastal Environment Management Area within the Rural (Primary Production) Zone, one dwelling per Certificate of Title.
- (iv) One minor dwelling (additional to the number of dwellings permitted by Rule 4.5.2(e)) shall be permitted per Certificate of Title provided that it complies with the following standards:
 - (1) The site is not within the Coastal Environment Management Area and is not zoned Rural (Special);
 - (2) The number of existing dwellings does not already exceed that permitted under Rule 4.5.2(e)(i) and;
 - (3) The minor dwelling is a maximum of 5m high and under 60m² total gross floor area and;
 - (4) The minor dwelling is no further than 30m away from the main dwelling at the minor dwelling's most distant point.

Plan Change 7

(f) Noise Limits

- (i) The sound level from activities within any site, excluding mobile sources associated with primary production (e.g. tractors, harvesters), shall not exceed the following limits within any measurement time interval in the stated time-frames, when assessed at any point within the notional boundary of any dwelling on any site within the Rural Zone but excluding any dwelling on the property where the sound levels are generated, and at any point within the boundary of any site within the Residential Zone:

Policy 4.3.5(a), 4.3.5(c), 4.3.5(e), 4.3.5(f) and 4.3.8(a)

Daytime	7.00am – 7.00pm	55dBA L10
Nighttime	7.00pm – 7.00am	45dBA L10
	9.00pm – 7.00am	75dBA Lmax

- (ii) All sound levels shall be measured in accordance with NZS 6801:1999 “Acoustics – Measurement of Environmental Sound”, and assessed in accordance with NZS 6802:1991 “Assessment of Environmental Sound”.

Exceptions:

The following devices are excluded from complying with the above maximum sound levels provided they comply with the following standards:

- (i) Bird Scaring Devices

The operation of audible devices (including gas guns, audible avian distress alarms and firearms) for the purpose of bird scaring shall be permitted between sunrise and sunset, provided that:

- (1) A noise limit of 65 dB ASEL shall apply at any point within the notional boundary of any rural dwelling other than on the property in which the device is located and at any point within the Residential Zone; and
- (2) No more than six audible events shall occur per device in any 60 minute period, except up to ten audible events may occur in any 60 minutes for devices located more

than 300 metres from the notional boundary of any rural dwelling (other than on the property in which the device is located) or residentially zoned site; and

- (3) Each audible event shall not exceed three sound emissions from any single device within a one-minute period and no such events are permitted during the period between sunset and sunrise the following day; and
- (4) Within 300 metres from the notional boundary of any rural dwelling (other than on the property in which the device is located) or any residentially zoned site, the number of devices shall not exceed one device per four hectares of land in any single land holding, except that in the case of a single land holding less than four hectares in area, one device shall be permitted.
- (5) Provided no device shall be placed in such a manner that in any public place 90 dB ASEL is received from any one noise event.

(ii) Frost Protection Devices

Operation of frost protection devices is a permitted activity, provided that:

- (1) The hours of operation are restricted to the times when danger of frost damage is imminent or for maintenance purposes. The frost protection devices shall be operated only when air temperature 1 metre above the ground is 1°C or below. The thermometer used to measure the air temperature shall be located 1 metre above the ground.
- (2) Operation for maintenance purposes shall be restricted to between the hours of 8.00am and 6.00pm weekdays. Test operation may take place only for emergency maintenance outside these hours.
- (3) A written log shall be maintained, clearly recording the date, temperature, and length of time the devices are used. A copy of the log shall be made available to the Councils upon request.
- (4) The thermometer used to determine frost danger, shall be independently assessed and calibrated by a suitably qualified technician to ensure that it accurately measures temperature and that the calibration certificate is provided to the Councils prior to the operation of the machine.
- (5) The device shall cease operation when the air temperature reaches 3°C.

(iii) Helicopter Operation, 145 Chester Road, Carterton

Operation of a helicopter landing activity at 145 Chester Road, Carterton, legally described as Lot 1 DP 88190, is a permitted activity, provided that:

- (1) All helicopter activity on the site shall not exceed the following maximum number of helicopter movements (averaged over a period of not more than 7 consecutive days) during any prescribed daytime or night time period:

Day 4 landings and 4 take-offs

Night 2 landings and 2 take-offs

- (2) All helicopter activity on the site shall be planned and carried out such that the maximum noise exposure from helicopter arrivals and departures, averaged over a period of not more than 7 consecutive days, does not exceed Ldn 65 as measured at or beyond the helinoise boundary (as shown on the Planning Maps), when measured using NZS6801:1999 Acoustics – Measurement of Environmental Sound and subject to (2) below, shall be assessed using the procedures set out in NZS6807:1994 Noise Management and Land Use Planning For Helicopter Landing Areas.
- (3) The following times are to be used for complying with (1) and (2) above:
 - (a) Day = Winter 7am – 10pm NZST
 - (b) Night = Winter 10pm – 7am NZST
 - (c) Day = Summer 5am – 10pm NZST
 - (d) Night = Summer 10pm – 5am NZST
- (4) The following helicopter activities are excluded from complying with (1) and (2) above:
 - (a) Helicopters landing in an emergency or diverted aircraft;
 - (b) Emergency flights required to rescue people for life threatening situations or to transport patients, human vital organs or medical personnel in a medical emergency;
 - (c) Flights required for the purpose of fire fighting;
 - (d) The operation of unscheduled flights required to meet the needs of a declared national or civil defence emergency;
 - (e) Helicopters owned or operated by or on behalf of the NZ Defence Force or NZ Police.
- (5) The operator shall ensure that the activity be limited to use of a Hughes 500 Model or such other models of helicopter which generates the same or less noise output than a Hughes 500 Model C (with 2 tail blade rotor system).
- (6) The operator shall ensure pilots using the site conduct their flight operations to avoid, except in the case of emergencies, over-flight of dwellings at an altitude of 500 feet (152m) or less above the ground.
- (7) A written log of all aircraft movements shall be kept. A copy of the log shall be made available to the Councils upon request.

- (8) The operator shall require that all pilots using the site, plan routes and fly in accordance with the recommendations of the Helicopter Association International “Fly Neighbourly Guide”, February 1993 revision for the relevant aircraft type.

Policy 4.3.2(a) and 4.3.8(a)

(g) Chester Road Helicopters Operation Noise Contours

- (i) Any new dwelling, alterations or additions of a habitable room to a noise sensitive activity within the Outer Air Noise Boundary (50 dBA) as shown on the Planning Maps shall be designed and constructed in compliance with one of the following:
 - (1) By production of a design certificate from an appropriately qualified and experienced acoustic engineer, certifying that the design proposed is capable of achieving an external sound insulation level of $D_nT_w + C_{tr} > 30\text{dB}$ when tested in accordance with ISO 140 – Part 5:1998 Acoustics – Measurement of Sound Insulation in Buildings and of Building Elements Part 5: Field Measurements of Airborne Sound Insulation of Façade Elements and Façade, and that the building is constructed in accordance with this design; or
 - (2) Incorporation of the following accepted acoustic design solutions in the building:
 - (a) Standard external cladding with minimum surface density of 8 kilograms per square metre such as brick, concrete, plaster, timber or plastic weatherboard and fibre cement; and
 - (b) Internal wall linings of gypsum plasterboard of at least 12mm thickness or similar density material; and
 - (c) Continuous ceiling linings without cut-outs and of gypsum plasterboard of at least 10mm thickness or similar density material; and
 - (d) Fibrous thermal insulation batts (not polystyrene) in internal wall and ceiling cavities; and
 - (e) Standard roof cladding of steel, tiles, metal tiles or butynol; and
 - (f) Standard external window and door glazing of a minimum 5mm thickness; and
 - (g) Aluminium external joinery fitted with airtight seals throughout; and
 - (h) Room glazing with a total area of no more than 50 percent of the room’s wall area.

Policy 4.3.2(b)

(h) Signs

Refer Rule Error! Reference source not found. for Temporary Signs

- (i) Any permanent sign shall be permitted provided it complies with the following standards:
 - (1) One sign per site with a total face area not exceeding 3.0m².

- (2) One sign per vehicle crossing not exceeding 0.25m² in face area, and limited to displaying the name of the property and/or business undertaken on the site and business operating details. Signs under this rule are excluded from complying with standards (10) and (11) below in relation to characters on the sign.
- (3) The maximum height of any sign shall not exceed 6.0 metres.
- (4) The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates.
- (5) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.
- (6) All signs must comply with the sight distance requirements in [Appendix 5](#).
- (7) No sign shall be located where it conceals the visibility of an existing official traffic sign or traffic-controlling device.
- (8) No sign shall use reflective materials, or be illuminated, flashing or moving.
- (9) No sign shall be affixed to the exterior of any heritage item listed in [Appendix 1.7 Heritage Items](#).
- (10) A sign shall have no more than six words or symbols and no more than 40 characters; and it is to be located so as to provide an unrestricted view to the motorist for a minimum distance of 180 metres.
- (11) The following minimum letter/character height standards for signs in the 70-100 km/hr speed zones shall be:

Speed	Main Message	Property Name	Second Message
70 kph	200 mm	150 mm	100 mm
80 kph	250 mm	175 mm	125 mm
100 kph	300 mm	200 mm	150 mm

Exception:

- (i) Official Traffic Signs are excluded from complying with the above standards provided they comply with the Land Transport Rule: Traffic Control Devices 2004 Land Transport Rule: Traffic Control Devices 2004 and the Manual of Traffic Signs and Marking (MOTSAM).
- (ii) Official signs for public safety are excluded from complying with the above standards.

(i) Roads, Access, Parking and Loading Areas

Policy 4.3.2(d) and 4.3.5(a)

- (i) Compliance with the standards in [Appendix 5 – Requirements For Roads, Access, Parking and Loading](#).

(j) Plantation Forestry

3.5(a), 4.3.5(e), 4.3.5(f)
3(a)

- (i) Plantation forestry shall be permitted provided it complies with the following standards:
 - (1) Planting setback is 20 metres from the centreline of the carriageway of any formed public road;
 - (2) Planting setback is 10 metres from any boundary;
 - (3) Planting setback is 35 metres from any Residential Zone boundary, existing dwelling on an adjoining property under separate ownership, or from a school;
 - (4) Planting setback is 20 metres from a high voltage transmission line;
 - (5) There shall be a 10 metre planting setback to provide a non-millable buffer from the margin of any permanent flowing waterbody with a bed width of 1 metre or more

(Note: For the purpose of this rule, 'bed' is the definition applied in Section 2 of the Resource Management Act for a 'bed' in relation to any river for the purposes of esplanade reserves).

(k) Intensive Farming

Policy 4.3.2(d), 4.3.5(a)(i), 4.3.5(e) and 4.3.5(f)

Intensive farming shall be permitted provided it complies with the following standards:

- (1) Not within 500 metres of an existing dwelling that is under separate ownership.
- (2) Not within 50 metres of any boundary.
- (3) Not located within the Water Supply Protection Areas shown on the Planning Maps.
- (4) No effluent holding pond shall be located within 300 metres of an existing dwelling that is under separate ownership.
- (5) Not within 20 metres of any waterbody.

Plan Change 3

(l) Conservation Management

- (i) In the Rural (Conservation) Zone, any activity, undertaken for the use and management of land for conservation and recreation purposes, including the construction of associated structures and earthworks, is in accordance with section 4(3) of the Resource Management Act 1991.

Policy 4.3.5(b) and 4.3.5(c)

Plan Change 3

(m) Disposal of Wastewater from a Municipal Wastewater Treatment Plant shall comply with the following setback distances:

- (i) Wastewater with e-coli concentrations of less than a median of 2,000cfu/100ml:
 - (1) 125 metres from the property boundary for spray irrigation, eg Centre Pivot.
 - (2) 50 metres from the property boundary for surface irrigation, eg Border Strip.
 - (3) 5 metres from the property boundary for any subsurface disposal.

- (ii) Wastewater with e-coli concentrations of less than a median of 100cfu/100ml:
 - (1) 25 metres from the property boundary for spray irrigation, eg Centre Pivot using low pressure (<1.4 bar), low boom (<1.52 metres) sprinkler systems without end guns, at a wind speed of 4 metres per second (14.4km per hour) including sustained gusts.
 - (2) 25 metres from the property boundary for surface irrigation, eg Border Strip.
 - (3) 5 metres from the property boundary for any subsurface disposal.

Note: Where the treated effluent exceeds a median of 2,000cfu/100ml resource consent for a Restricted Discretionary Activity will be required unless the wastewater disposal is authorised by an existing consent or designation.

4.5.3 Controlled Activities

The following are Controlled Activities:

- (a) **Any activity involving relocating a dwelling or other principal building.**

The matters over which control is reserved are:

- (i) Siting, design, and exterior condition;
- (ii) Screening and landscape treatment;
- (iii) Bonds;
- (iv) Transportation route.

- (b) **Papakāinga housing that does not comply with the number of dwellings in [Rule 4.5.2\(e\)](#).**

Policy 4.3.2(d)

The matters over which control is reserved are:

- (i) Access and parking;
- (ii) Requirements for infrastructure and servicing.

- (c) **Dwellings for farm worker accommodation purposes which are in addition to the number of dwellings permitted under [Rule 4.5.2\(e\)](#), provided they comply with the standards in [Rule 4.5.4\(a\)](#).**

The matters over which control is reserved are:

- (i) Location, scale, design and appearance of buildings;
- (ii) Access and parking;
- (iii) Requirements for infrastructure and servicing;
- (iv) The use of the building.

Assessment Criteria

Controlled activities will be assessed against the relevant assessment criteria set out in [Section 22](#).

Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

Note:

All the standards for permitted activities in Rule 4.5.2 must be met.

4.5.4 Standards for Controlled Activities

(a) Farm Worker Accommodation

- (i) The site is over 500 hectares in size
- (ii) One dwelling for farm worker accommodation purposes per 500 hectares.

4.5.5 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

Policy 4.3.2(d), 4.3.5(a), 4.3.5(b) and 4.3.5(f) (a) **Any bird-scaring device that is not operated in accordance with the standards for permitted activities (4.5.2(f) Exception (i)).**

Discretion is restricted to the following matters:

- (i) Restrictions on the operation of the device, including hours and circumstances of operation and setback distances;
- (ii) Noise mitigation measures;
- (iii) Bonds.

4.3.2(d), 4.3.5(a), 4.3.5(e) (f) (b) **Any frost protection device that is not operated in accordance with the standards for permitted activities (4.5.2(f) Exception (ii)).**

Discretion is restricted to the following matters:

- (i) Restrictions on the operation of the device, including hours and circumstances of operation and setback distances;
- (ii) Noise mitigation measures;
- (iii) Bonds.

4.3.2(d) and 4.3.5(c) (c) **Any activity that is not required for primary production and residential purposes that requires either: (a) the construction or use of a building over 25m² in gross floor area; or (b) the external storage of goods, products or vehicles (including contractors yards); and is not otherwise listed as a controlled, restricted discretionary, discretionary or non-complying activity.**

Discretion is restricted to the following matters:

- (i) Siting of any building;
- (ii) Design and location of the access;
- (iii) Location, size and effects of any signage;
- (iv) Amenity and visual effects;
- (v) Landscaping and screening;
- (vi) Noise generated by the activity;

- (vii) Changes in the type and amount of traffic;
- (viii) Effects of retail activities in the Rural Zone on the viability and vitality of the existing town centres of Masterton, Carterton Greytown, Martinborough and Featherston;
- (ix) Servicing and infrastructure requirements.

(d) Any motorised outdoor recreation activity.

Policy 4.3.2(d)

Discretion is restricted to the following matters:

- (i) Hours of operation;
- (ii) Frequency of the activity;
- (iii) Level and frequency of the noise generated;
- (iv) Changes in the type and amount of traffic;
- (v) Location.

(e) Any activity that does not meet one or more of the standards for permitted or controlled activities.

Policy 4.3.2(d), 4.3.5(a), 4.3.5(c), 4.3.5(e) and 4.3.8(a)

Discretion is restricted to the following matters:

- (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular standard(s) that is not met.

Assessment Criteria

Restricted Discretionary activities will be assessed against the relevant assessment criteria set out in [Section 22](#).

4.5.6 Discretionary Activities

The following are Discretionary Activities:

- (a) Any activity listed in the Schedule of Primary Industry ([Appendix 4](#)).
- (b) Any industrial activity.
- (c) Any retail activity with a gross floor area from 200m² up to 2,000m².

Policy 4.3.2(d)

Policy 4.3.2(d), 4.3.5(c) and 4.3.5(e)

Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in [Section 22](#).

4.5.7 Non-Complying Activities

The following are Non-Complying Activities:

- (a) Any new noise sensitive activity located within the Inner Air Noise Boundary (65 dBA) as shown on the Planning Maps for the operation of the helicopter landing activity at 145 Chester Road, Carterton, legally described as Lot 1 DP 88190.
- (b) Any retail activity with a gross floor area, 2,000m² and over.

Policy 4.3.2(d) and 4.3.8(a)

Policy 4.3.2(d), 4.3.5(c) and 4.3.5(e)

Assessment Criteria

Non-complying activities will be assessed against, but not limited to, the relevant assessment criteria set out in [Section 22](#).

