

**17.5 RURAL 1 ZONE RULES***[Unchanged or irrelevant text omitted]***17.5.2 Land Use****17.5.2.1 Permitted Activities (Land Use - General)**C19 5/10  
Op 8/12

**NOTE:** Rule 17.5.2.1 is subject to the regulations of the National Environmental Standards Plantation Forests 2017 (NES-PF). The NES-PF regulations for activities in relation to plantation forestry (as defined within the NES-PF) prevail unless specifically stated otherwise in advice notes below.

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

**Activities**

- (a) The activity is not:
- (i) an industrial or rural industrial activity;
  - (ii) quarrying, where the volume of land disturbed is greater than 50 cubic metres in any 12-month period;

**Advice Note:** Clause (a)(ii) does not apply to forestry quarrying which is managed by NES-PF regulations 51 - 59.

- (iii) a constructed or marked out landing area or pad for helicopters, an aircraft landing strip, aerodrome or airport;
- (iv) the sale of liquor;
- (v) a rural selling place where:
  - the sale and display area is greater than 25 square metres; or
  - access is to an arterial route;
- (vi) a commercial activity; C10 10/07  
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- (vii) a community activity, except on Part Section 217 Waimea East District (Lower Queen Street, Richmond, occupied by Nelson Marlborough Institute of Technology), where the permitted activity is education, training and research;
- (viii) tourist accommodation;
- (ix) co-operative living; C60 1/16  
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*[Condition (a)(x) is deleted]*

- (xi) a papakainga development;
- (xii) on Lot 1 DP 20183, Lot 1 & 2 DP 435942, Lot 3 DP 435942, Lot 4 DP 435942, Lot 2 DP 4875, and Lot 3 DP 4875, Lot 1 DP 20392 and Lot 1 DP 19736 (Main Road, Hope, ~~occupied~~ owned by Network Tasman Ltd); C19 5/10 Op 8/12  
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*[Unchanged or irrelevant text omitted]*

## SCHEDULES

### Schedule 17.5A: Activities on Network Tasman Ltd Site at Main Road, Hope

#### Controlled Activities

1. Any land use on Lot 1 DP 20183, Lots 1 & 2 DP 435942, Lot 3 DP 435942, Lot 4 DP 435942, Lots 2 & 3 DP 4875, Lot 1 DP 20392 and Lot 1 DP 19736 is a controlled activity, if it complies with the following conditions: C50 4/13  
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- (a) The activity is one of the following:
- (i) The storage of goods on Lot 1 DP 435942 C50 4/13 Op 8/14
  - (ii) Offices
  - (iii) Light manufacturing activities
  - (iv) Trade workshops
  - (v) The retail sale of goods which are either manufactured or serviced on the site, provided that the retail display area does not exceed 100 square metres.
  - (vi) Laboratories
  - (vii) Transport depots on Lot 1 DP 435942 C50 4/13 Op 8/14
- (b) The activity complies with the following applicable conditions:
- (i) **Noise**  
Condition (m) as set out in rule 17.4.2.1.
  - (ii) **Hours of Operation**  
Limited to 7:00 am to 7:00 pm, Monday to Saturday inclusive.
  - (iii) **Air Emissions – Dust and Odour**  
Conditions (e) and (f) as set out in rule 17.4.2.1.
  - (iv) **Glare**  
Conditions (g) and (h) as set out in rule 17.4.2.1.
  - (v) **Screening**  
Outdoor storage areas are screened from view from adjoining properties used for residential purposes by a solid wall or fence 1.8 metres high.
  - (vi) **Amenity Plantings**  
The boundary with any adjoining site used either for residential purposes, or the ex railway reserve or the State Highway is planted with a 2-metre deep planting strip of shrubs that have a mature height of not less than 2 metres and not more than 3 metres. The shrubs are evergreen varieties spaced to provide effective screening. Alternatively, a solid screen fence may be provided along the boundary with the agreement of adjoining property owners. C50 4/13  
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  - (vii) **Stormwater** C50 4/13  
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    - (a) Condition (p) as set out in rule 17.4.2.1.
    - (b) For new development within Lot 1 DP 20183, Lot 1 DP 20392 and Lot 1 DP 19736 (south-west of Reed Andrews Drain), the peak runoff rate during a 1-in-100 year storm event does not C50 4/13  
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exceed the predevelopment peak runoff rate.

(c) The development provides for overland flood flow paths to cross the post development site, and retains the pre-development upstream entry and downstream exit points of the overland flood flow to and from the site.

(d) The flood flow path surface is constructed or treated to prevent erosion of the surface.

**(viii) Vehicle Access**

Crossing Place CP68B (on Lot 1 DP19736) may only be used for vehicles to enter the site via a controlled access. All vehicles must exit the sites within Schedule 17.5A onto State Highway 6 (SH6) at Crossing Places CP66 or CP57 (on Lot 1 DP 435942).

**Note:** For the purposes of this condition ‘controlled access’ means an electronic entry gate located at the site entrance in a manner which does not restrict access to Lot 1 DP 343453 from Main Road Hope. Access to the site will be restricted to services vehicles associated with the activity on the site. For the avoidance of doubt ‘service vehicle’ is intended to include any vehicle type including trucks.

(c) Buildings comply with the following conditions:

(i) **Maximum Coverage**

65 per cent.

(ii) **Maximum Height**

10 metres.

(iii) **Location of Doors**

Goods service docks, open work bays, and openable work bays do not face any dwelling on an adjoining site unless there is an intervening building that effectively screens such openings from the dwelling.

(iv) **Building Envelope**

Any building erected on a site adjoining a site used for residential purposes complies with the building envelope required in rule 17.4.3.1(j).

(v) **Setbacks**

Buildings are no closer than 5 metres to any boundary with an adjoining site occupied by a dwelling, and no closer than 3 metres to any other site boundary.

(vi) **Signs**

A single free-standing sign meeting the specification in Figure 16.1C at the intersection of the site access with State Highway 6. Wording is restricted to the names of businesses operating in the scheduled area. Individual businesses within the site may display signs as specified in Figure 16.1B for industrial zones provided that these are not visible from sites used for residential purposes.

(vii) **Finished Building Platform Level**

Any new building platform level must be no less than 500 millimetres above the estimated 1-in-50-year flood level, as assessed by a Chartered Professional Engineer.

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**(viii) Wastewater Disposal**

All buildings which generate wastewater are connected to a reticulated wastewater system where the service is available.

OR

The discharge complies with section 36.4 of this Plan.

(ix) Stormwater

(a) The development provides for overland flood flow paths to cross the post-development site, and retains the pre-development upstream entry and downstream exit points of the overland flood flow to and from the site; and

(b) The flood flow path surface is constructed or treated to prevent erosion of the surface.

- (d) Sufficient information is provided to satisfy the Council that the requirements under (a) to (c) above will be complied with. Any application must be lodged with a site layout plan, landscape plan, building elevations, a description of the activity and the processes it involves and methods to be adopted to comply with conditions.

**A resource consent is required** and may include conditions. The Council's assessment is limited to, the following matters over which the Council has reserved control:

- (1) In respect of buildings within 10 metres of the State Highway 6 boundary and/or within 10 metres of the ex-railway reserve, the appearance of buildings.
- (2) How planting achieves an attractive State Highway 6 frontage using a mix of low plantings and specimen trees at 10-metre intervals whilst ensuring visibility to and from the State Highway.
- (3) Whether along the land fronting Norman Andrews Place landscaping proposed will ensure the maintenance of existing native planting (and replacement of any existing planting which may die or are diseased) and any additional planting will achieve a dense screen along Norman Andrews Place frontage.
- (4) Whether the planting proposed adjoining the Railway Reserve is such as will provide screening along that boundary within the 3-metre setback whilst also allowing intermittent views of the buildings on the site.
- (5) In respect of buildings within 10 metres of the south western boundary with 82 Main Road, Hope (Pt Sec 114 Waimea East DIST) north western or north-eastern boundary with 68 Main Road, Hope (Lot 1 DP 20392) (while this property is still in residential use) whether the design of the building and associated landscaping has addressed amenity values from this residential property including outlook, privacy and solar access.
- (6) The purpose and timing of any review conditions of consent (Section 128 of the Act) in relation to traffic effects.
- (7) The effects of trip generation where the estimated number of vehicles entering the site via Crossing Place CP68B exceeds 40 Equivalent Car Movements (ECM) per day with New Zealand Transport Agency being the only affected party.

NOTE: For the avoidance of doubt, ECM (averaged over a year) is defined as follows in relation to the entry-only Crossing Place CP68B:

- 1 car entering the property = 1 equivalent car movement
- 1 truck entering the property = 3 equivalent car movements
- 1 truck and trailer entering the property = 5 equivalent car movements

*[Unchanged or irrelevant text omitted]*