

**(q) Accessory Buildings**

- (i) Maximum *gross floor area* of 200m<sup>2</sup> when within a *lot* of two hectares or less.
- (ii) No maximum *gross floor area* when on *lots* over two hectares.

Provided that:

- Any *accessory buildings* greater than 200m<sup>2</sup> in *gross floor area* on *lots* over two hectares shall have a *side yard* and *rear yard* of 30m.

Except that:

- An *accessory building* may be located within a *side yard* and / or *rear yard* up to 5m of a side and / or rear boundary where it is not located any closer than 35m to any existing *dwelling, minor dwelling, accommodation facility, education facility, approved building site – natural hazards*, and / or approved building site in accordance with Rule 12.4.1 (b), that is located on a title separate to that of the subject site.
- An *accessory building* may be located within a *side yard* and / or *rear yard* up to a side and / or rear boundary where the written approval of the owner of the immediately adjoining property to a specified lesser distance is obtained.
- As provided for in Rule 18.4.1(c)(iii)-(vi).

**Note:** For the purpose of this rule, only the ground floor shall be included in the calculation of *gross floor area*.

**(r) National Grid Electricity Transmission Buffers**

**Note:**

- Non-compliance with (i) to (iii) below shall require a resource consent for a Non-Complying Activity.
- For the purpose of the notification provisions of the *RMA*, Transpower shall be an affected person, and any application for consent need not be publicly notified. *Council* will have discretion over whether to publicly notify any application.
- All activities (whether listed below or not) located under or adjacent to transmission lines must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances. Compliance with the District Plan rules does not ensure compliance with the Code.

**(i) Activities around transmission structures (towers or poles)**

*Buildings/structures* (including additions and alterations), *artificial crop protection structures* and horticultural crop support structures shall not be located within 12m of the outer edge of a transmission structure associated with a transmission line shown on the Planning Maps;

Except that:

- (a) *Artificial crop protection* and horticultural crop support structures can be located within 8m–12m of the outer edge of a single pole (not tower) provided it:
- is no more than 2.5m high; and
  - is removable or temporary, to allow a clear working space 12m from the pole when necessary for maintenance purposes; and
  - is located a sufficient distance from the pole to provide for unimpeded access for maintenance equipment, including a crane.
- (b) *Artificial crop protection* and horticultural crop support structures can be closer than 8m from a pole or 12m from a tower where Transpower New Zealand Limited gives its written approval in accordance with clause 2.4.1 of NZECP34:2001.
- (c) Fences can be located within 5m–12m from the outer edge of a support structure provided they comply with NZECP34:2001

**(ii) Activities under conductors (wires)**

- (a) Within the *National Grid Electricity Transmission Buffer* the following (including any additions or alterations) shall not be located:
- *Dwellings,*
  - *Minor dwellings,*
  - *Accommodation facilities,*
  - *Education facilities,*
  - Milking shed buildings (excluding the surrounding platform and any stockyards).

- (b) Within the *National Grid Electricity Transmission Buffer* the following shall be no closer than 10m in a vertical direction from the conductor associated with a transmission line shown on the Planning Maps unless they otherwise comply with NZECP34 2001:

- *Buildings/structures* associated with horticultural and *farming* activities,
- *Artificial crop protection* and horticultural crop support structures

**(iii) Earthworks and Quarrying**

- (a) *Earthworks and Quarrying* Around Poles

*Earthworks and quarrying* shall not be:

- deeper than 300mm within 2.2m of a transmission pole support structure or stay wire; or
- deeper than 750mm between 2.2m - 5m from a transmission pole support structure or stay wire.

Except that:

Vertical holes not exceeding 500mm diameter beyond 1.5m from the outer edge of a pole support structure or stay wire are exempt from (i) and (ii) above.

- (b) *Earthworks and Quarrying* Around Towers  
*Earthworks and quarrying* shall not be:

- deeper than 300mm within 6m of the outer visible edge of a transmission tower support structure; or
- deeper than 3m between 6m - 12m from the outer visible edge of a transmission tower support structure.

- (c) *Earthworks and quarrying* within the *National Grid Electricity Transmission Buffer*

*Earthworks and quarrying* shall not:

- create an unstable batter that will affect a transmission support structure; and/or

- (ii) result in a reduction in the ground to conductor clearance distances as required by NZECP34:2001.

Provided that:

- *Earthworks* undertaken by a Network Utility operator in accordance with NZECP34; or
- *Earthworks* undertaken as part of normal agricultural cultivation or the repair, sealing or resealing of a road (including farm track), footpath or driveway

are exempt from (a) and (b) above.

- (s) **Transportation, Access, Parking and Loading** - See Section 4B.
- (t) **Noise and Vibration** - See Section 4C.1.
- (u) **Storage and Disposal of Solid Waste** - See Section 4C.2.
- (v) **Lighting and Welding** - See Section 4C.3.
- (w) **Offensive Odours, Effluent Aerosols and Spray Drift** - See Section 4C.4.
- (x) **Screening** - See Section 4C.5.
- (y) **Signs** - See Section 4D.
- (z) **Natural Environment** - See Section 5.
- (aa) **Landscape** - See Section 6.
- (ab) **Historic Heritage** - See Section 7.
- (ac) **Natural Hazards** - See Section 8.
- (ad) **Hazardous Substances** - See Section 9.
- (ae) **Financial Contributions** - See Section 11.