



RUAPEHU DISTRICT COUNCIL

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Email info@ruapehudc.govt.nz
Website www.ruapehudc.govt.nz

28 June 2010

NOTIFICATION OF PROPOSED CHANGE TO THE RUAPEHU DISTRICT PLAN 2000

Council has agreed to publicly notify a Plan Change to the Ruapehu District Plan 2000 for public submissions. The proposed change affects all the chapters of the current District Plan, **except for the *Indigenous Vegetation and Habitats of Indigenous Fauna* (Biodiversity) Chapter.**

In layman's terms, this simply means that Council is making the proposed plan changes to the Ruapehu District Plan open to public comment and challenge. As a property owner in the Ruapehu District, you are a key stakeholder in this review process.

Changes to the District Plan can have a very real material effect on what you can and cannot do with your property. Council encourages you to make yourself aware of the proposed amendments and the issues that are driving these changes.

Overall, the District Plan sets out the rules and policies that guide development within the District. These rules and policies affect a range of issues including:

- What development can be undertaken on your property and on adjoining properties, eg, how many houses can be built on a residential or rural site, and how close can you build to your boundary.
- Where development is likely to occur in the future and, in a general sense, affects the design of new development. For example, land to the east of Ohakune is identified for growth in the longer term, and land adjoining State Highway 4 in National Park is proposed to be rezoned to Commercial (but with limitations). In Commercial Areas, a height limit has been proposed (12m in the larger commercial areas, and 8m in the smaller commercial centres).
- The level of protection for values, such as landscape or heritage values.

Therefore if you are interested in what the District will look like in the future it is important that you have a look at the proposed changes and let us know your views.

The enclosed Summary of Information provides a high level overview of the changes that are proposed. Other key sections include a copy of the Public Notice (page 2) that will run in Ruapehu newspapers, and a Submission Form (pages 7 and 8).

Council will be holding public meetings in Taumarunui, National Park and Ohakune to discuss the proposed changes with anyone who would like to attend. Dates for these meetings will be advertised in local papers and on Council's website www.ruapehudc.govt.nz. Full information on the proposed Plan Change is available on Council's website, and at Council offices and libraries.

If you have any questions at all please do not hesitate to contact Kate Dahm on either 07 895 8188 or 06 385 8364.

David Hammond
CHIEF EXECUTIVE

The Ruapehu District ... where adventure begins!



Public Notification of a Plan Change to the Ruapehu District Plan 2000

The Ruapehu District Council has resolved to notify a Plan Change to the Ruapehu District Plan 2000. The proposed change affects all chapters of the District Plan except the *Indigenous Vegetation and Habitats of Indigenous Fauna* Chapter.

What is the Ruapehu District Plan?

The Ruapehu District Plan (RDP) forms the environmental “rulebook” which ensures that any activity or development undertaken by individuals, organisations, or even Council itself, meets with Ruapehu’s (communities) vision for the future and the requirements of the Resource Management Act (RMA) 1991. The RDP is a key document that sets out the rules and policies that guide district development.

Why review the Ruapehu District Plan?

The RMA requires that all provisions (policies, rules, etc) of Territorial Authority District Plans need to be reviewed at least once every ten years. Ruapehu last reviewed its District Plan in 2000, since which time there have been significant changes and developments within the Ruapehu district as well as changes to the RMA. Along with satisfying the statutory requirement of the RMA, it is vital the RDP is able to effectively manage the issues and factors confronting the Ruapehu district and respond to current development challenges.

Why is this of interest to me?

The RDP is one of the key documents that helps determine the balance between development and growth, and long term sustainability in Ruapehu. Anyone interested in Ruapehu’s development and the potential shape of that development should familiarise themselves with the proposed changes to the RDP and let us know your view.

Where can I get more information on the RDP and the proposed changes?

Copies of the proposed Plan Change and associated information including a Summary of Information (that provides the proposed changes in summary format) are available on the Council’s website: www.ruapehudc.govt.nz and from all Council Offices and Libraries. Council will be holding public meetings in Taumarunui, National Park and Ohakune. When confirmed, dates for these meetings will be advertised on local media and on Council’s website. If in the interim you have any questions please contact Senior Policy Planner, Kate Dahm on 07 895 8188 or 06 385 8364.

Making a submission

Anyone may make a submission on the proposed Plan Change. However submissions must be on the prescribed form (official submission forms are available from all Council offices and website, or call Council and we can send one to you).

Submissions close on Friday 27 August 2010

Send submissions to:

Freepost 492, Proposed District Plan Change, Ruapehu District Council, Private Bag 1001, Taumarunui 3946

Fax: 07 895 3256 Email: consultation@ruapehudc.govt.nz

Or deliver to any Council office in either Taumarunui, Ohakune or Raetihi.

Processing of submissions

Once submissions close on Friday 27 August Council will create a summary document. The summary document, along with copies of all original submissions, will be made publicly available.

A number of parties can then make a further submission on the submissions received. These parties are limited to the following:

- Any person representing a relevant aspect of the public interest; and
- Any person that has an interest in the proposed Plan Change greater than the interest than the general public has; and,
- The Ruapehu District Council.

Once further submissions have been received Council will then hold Hearings on the submissions. All submitters will be advised and any submitter may choose to be heard. The Hearing Commissioners will then make a recommendation on the Plan Change, which will then need to be considered by Council. Once Council has made a decision, any person who made a submission has a right to appeal the decision to the Environment Court.

This notice is published pursuant to Clause 5 of the First Schedule of the Resource Management Act 1991



Lowland Trail, Tongariro National Park © Visit Ruapehu

Summary of Information

Proposed Plan Change Ruapehu District Plan



Introduction

Have your say

This is a brief summary of the proposed Plan Changes to the Ruapehu District Plan. The District Plan affects everyone who lives, works or plays here, or is thinking of owning or developing property.

Over the past few years, we have been working on a 'Plan Change' to the current District Plan, to better reflect today's environment and issues. This extensive Plan Change has now reached a stage where we are seeking submissions from the public. You are invited to review these changes and to give us your feedback on the direction the District is heading.

It is important that you have your say in this Plan Change, and that your views are heard. It does not matter if you agree or disagree with the proposed changes, we still want to hear your views.

What is the District Plan?

The District Plan sets out how we would like to see the Ruapehu District develop into the future. It lays out policies and rules to cover

new development in the residential, commercial, rural and industrial areas of the District. It sets out how we would like to see the District look and feel, as a growing community.

It also includes rules on other things that are covered by the Resource Management Act, including hazardous substances, signage, reserves, noise, heritage etc.

The District Plan is important as it will influence where development occurs, what that development looks like, and the look and feel of our towns.

Why a Plan Change - not a District Plan Review?

Council has opted to review all sections of the Operative District Plan, except the Indigenous Vegetation (Biodiversity) provisions. As such, the proposed amendments are considered to be a Plan Change as opposed to a full District Plan Review.

How do I get information?

All of the Proposed Plan Change information is available on Council's

Submissions Open:
Tuesday 29 June 2010

Submissions Close:
Friday 27 August 2010

Send Submissions to:
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Proposed District Plan Change
Ruapehu District Council
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or
Fax to: 07 895 3256
or
Email (in WORD format please)
to: consultation@ruapehudc.govt.nz

Where can I find out more?

- www.ruapehudc.govt.nz
- Council Offices/Libraries in Taumarunui, Ohakune or Raetihi
- Telephone Kate Dahm on 07 895 8188 (Taumarunui) or 06 385 8364 (Ohakune/Raetihi)
- Public meetings - to be advised - watch your local newspaper and www.ruapehudc.govt.nz

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Introduction

(continued)

website or you can contact Kate Dahm (see page 3 for details) or an Elected Member. We will be holding public meetings to discuss the changes with interested parties.

How do I make a submission?

You can use the form attached to this Summary (pages 7 and 8). Copies are also available from Council's website. All submissions will be public information and a summary of submissions will be published on the website. It is important that, if you have anything to say about the District Plan, you make a submission.

Please note that an official submission form must be used.

What Happens Next?

After submissions close on 27 August 2010, copies of all the submissions will be made publicly available.



Ruatiti Domain

A number of parties can make a "Further Submission" on the submissions received.

These parties are limited to:

- Any person representing a relevant aspect of the public interest.
- Any person that has an interest in the proposed Plan Change greater than the interest than the general public has.

- Ruapehu District Council.

Further submissions can only be in support of, or opposition to, a submission.

It is therefore important to make a submission in the initial stages.

After this we will be holding Hearings. You can only speak at the Hearings if you have made a submission.

What are the Main Changes?



Sheep Farming at Echolands, Taumarunui

Rural

We are recommending changes to the subdivision rules to allow for some limited subdivision of rural allotments but, at the same time, to deter large farms being subdivided into large numbers of small rural residential sites. This is to protect and maintain our rural environment.

We are also suggesting greater protection for land managed by the Department of Conservation (DOC), with specific rules affecting development within 500 metres of some of DOC's more sensitive or significant sites, for example, the Tongariro National Park and Erua Conservation Area.

Areas identified as Outstanding Natural Landscapes have been mapped and rules proposed to protect landscape values.

Other changes we are suggesting are greater protection for existing activities within rural areas, for example, the Tangiwai Sawmill, the operation of which can be affected by houses being located too close to these areas. This is called reverse sensitivity.

What are the Main Changes? (continued)

Development in Residential Areas

We are proposing one Residential Zone to replace the existing Residential High and Medium Zones. The proposed density within the Residential Zone is:

- Taumarunui, Ohakune, Rangataua and Waiouru - one house per 450m²; and
- National Park, Raetihi and Owahango - one house per 600m².

However, where sites have already been subdivided in the Residential High Zone, specific rules have been proposed (these are very similar to



Snowmass Subdivision, Ohakune

the existing Residential High Zone Rules) to ensure that a house can still be built on these sites.

On larger sites within the Residential Zone, provision is also made for 'Comprehensive Residential Development', where a higher density of development is provided for but there is greater control over the quality of development.

The Residential Low Zone is proposed to be incorporated into the Rural Zone.

In Ohakune, the land between Snowmass and Rochfort Park is proposed to be rezoned to Residential.

Minor changes are also proposed. For example, there is a requirement that new houses have windows facing the street, and there is provision made for mini-wind turbines and solar panels (subject to controls on noise and height).

Commercial



Ohakune at Dusk © Visit Ruapehu

It is proposed that the Commercial Zone in Ohakune be enlarged.

In addition, in National Park, the land along State Highway 4 between Waimarino-Tokaanu Road and Carroll Street is proposed to be rezoned to Commercial, but with a number of site-specific limitations.

A height limit is also proposed within the Commercial Zone of:

- 12m in Taumarunui, Ohakune and Waiouru.
- 8m in all other Commercial Zones.

The height limit will mean that any buildings over this height will require resource consent.

This will allow Council to consider whether the additional height will detract from the character of the surrounding area.

There are also minor changes, including a rule which discourages roller shutter doors on the front of shops, aimed at ensuring that shopping areas do not look like crime zones.

Industrial

A new Industrial Zone is proposed along Racecourse Road in Manunui, on the land surrounding the old Freezing Works.

Greater recognition is provided for the economic benefits of industrial activities for the District.

Relocated Buildings

New conditions are proposed relating to the insulation of relocatable buildings (to the same standard required for new houses) and a requirement that relocated buildings are connected to their foundations within seven days of being placed on site.

Active Reserves

A new zoning is proposed for a number of reserves, including Cherry Grove and Raetihi Recreation Ground. The zoning recognises the recreational use of these areas and sets out rules for new buildings.

What are the Main Changes? (continued)

Heritage

Over 100 heritage buildings and sites have been identified. These include:

- Kaitieke War Memorial and the Mangapurua Valley Historic Area (Category A);
- Ongarue Church and Church Yard and the Okahukura Road Rail Bridge (Category B);
- Station Masters House, Ohakune and Sunshine Settlement, Taumarunui (Category C)

The buildings and sites are grouped as either Category A, B or C. Specific rules are proposed to protect buildings and sites identified as A and B, while Category C sites have no restrictions at all on development, but have been included to provide recognition of these buildings.

Heritage Character Areas

It is proposed to create *Heritage Character Areas* around the existing Railway Cottages in Egmont Street and Ruapehu Road, along with some of the cottages in Railway Row, all in Ohakune. The proposed rules are intended to protect the front of the railway cottages, but still allow a level of development to occur. For example, a side or rear extension would still be allowed without resource consent.

Overall, the approach taken aims to balance protection of heritage while recognising land owners' development expectations.



Church, Ongarue

Impact of Changes

The proposed rules and conditions will not come into effect until a decision is made by Council on submissions.

However, due to the changes to the RMA last year, rules relating to Heritage have effect as soon as the District Plan is notified. This means that resource consent will be required for a number of works to heritage buildings and sites and some works within the Heritage Character area. Note: Only limited weight can be given to the new rules.

However, Council has resolved to waive any fees on resource consent applications affecting new heritage buildings and sites until the Further Submissions period closes.

It is also worth noting that the objectives and policies will have some weight as soon as the District Plan is notified. This is relevant, for example, if you are proposing to subdivide a site which is located close to the Erua Conservation Area. There are a number of policies which aim to protect the biodiversity and landscape values associated with these areas. This means that you will need to give greater consideration to the impact of subdivision and any subsequent houses on these areas.

Conclusion

The changes detailed above are only a summary of the main changes. To see all of the proposed changes please refer to page 3 for more information.

Biodiversity

Council has agreed that the existing provisions of the Ruapehu District Plan (May 2000) will continue to have effect regarding the Indigenous Vegetation and Habitats of Indigenous Fauna Chapter. Council is in the process of reviewing the Indigenous Vegetation Provisions and is awaiting a decision on Horizons' One Plan before notifying these provisions.



The endangered Whio (Blue Duck)



Submission Form

Proposed Plan Change to Ruapehu District Plan

For Council Use:

Sub No:

Date Stamp:

The following information is required to enable us to contact you and advise you of Hearing dates and Council's decision.

First Name or Initials

Surname

Address

Town/City

Postcode

Daytime Phone

Mobile

Email

Organisation

Do you wish to be heard in support of your submission? Yes No

If others make a similar submission, would you consider presenting a joint case with them at a hearing? Yes No

Signature

Date

Submissions Close:

Friday 27 August 2010

Send Submissions to:

Freepost 492

Proposed District Plan Change

Ruapehu District Council

Private Bag 1001

Taumarunui 3946

or

Fax to: 07 895 3256

or

Email (in WORD format please) to: consultation@ruapehudc.govt.nz

Where can I find out more?

- www.ruapehudc.govt.nz
- Council Offices/Libraries in Taumarunui, Ohakune or Raetihi
- Telephone Kate Dahm on 07 895 8188 (Taumarunui) or 06 385 8364 (Ohakune)
- Public meetings - to be advised - watch your local newspaper and www.ruapehudc.govt.nz

Please note which section of the Proposed Plan Change your comments relate to. (Tip: be sure to cover everything of concern - you cannot request extra changes after submissions close.)

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Please Note:
Once lodged, submissions are public documents and will be available for viewing by Council and members of the public. They will also be summarised on Council's website www.ruapehudc.govt.nz.

