

Introduction



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DISTRICT PLAN OVERVIEW

DP1.1 Sustainable Management

This Plan has been developed under the Resource Management Act 1991 (“the Act”). The Act defines the Council's functions and the matters it shall have regard to in the preparation of this Plan. The Act has a single overriding purpose which is to promote the sustainable management of natural and physical resources.

Sustainable management is defined in the Act as managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while:

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

DP1.2 Context Of The District Plan

The District Plan is an important part of the District's resource management approach. It is most effective when it is integrated with the Council's Long Term Community Plan, Bylaws and other Council initiatives.

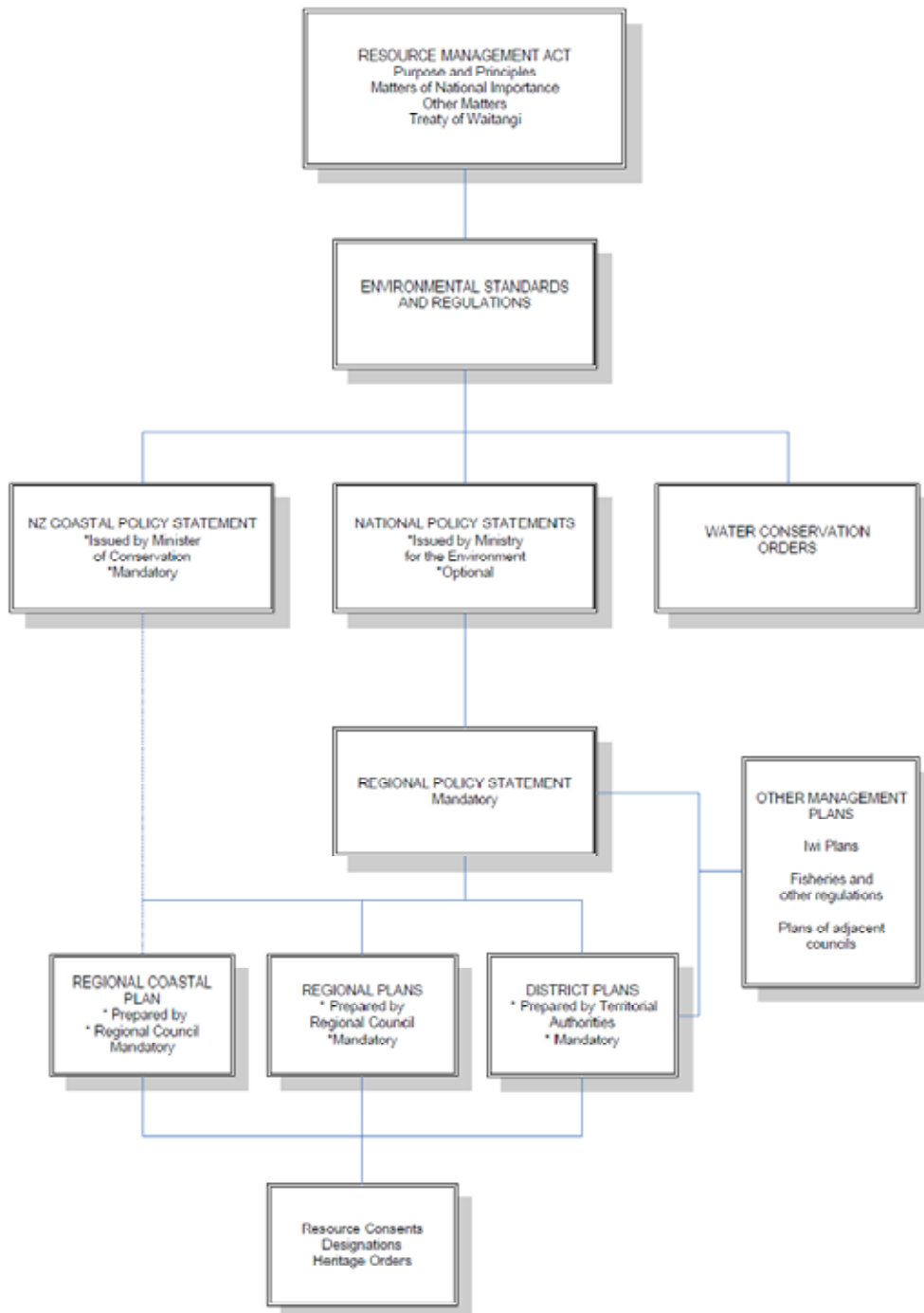
[The Plan is also influenced by the planning policies and strategies of other agencies. These are set out below with their inter-relationships shown in Figure 1: Context of the District Plan in the Policy Framework \(see below\)](#)

~~The Plan is also influenced by the planning policies and strategies of other agencies. These are set out below:~~

- (a) National Policy Statements.
- (b) National Environmental Standards.
- (c) Water Conservation Orders.
- (d) Regional Policy Statements and Regional Plans.
- (e) Adjacent authorities District Plans.
- (f) Iwi authority planning documents.
- (g) Management plans and strategies prepared under other legislation.
- (h) Historic Places Register.
- (i) Regulations relating to the conservation or management of taiapure or fisheries.

The combined Regional Policy Statement, Regional Plan and Regional Coastal Plan for Manawatu-Wanganui (the “One Plan”) has been an important consideration in the preparation of this Plan. [This District Plan is required to give effect to the Regional Policy Statement and to not be inconsistent with relevant matters in a regional plan. Council has sought to ensure that this Plan is](#) ~~Difficulties have been experienced in ensuring the consistency of this Plan with these requirements One Plan due to the relative time frames the documents have been prepared in. despite t~~ This Plan ~~has been~~ ingen prepared at a similar time to the One Plan, ~~Therefore, the final content of the One Plan has to a degree remained uncertain any significant~~ In the event of inconsistencies ~~these~~ will be addressed as and when they are identified.

[Figure 1: Context of the District Plan – Policy Framework.](#)



DP1.3 Structure of the Plan

The Plan has been written on an issue driven basis. When considering an application for a resource consent Council will consider, in accordance with Section 104 of the Act, all the relevant objectives, policies, rules and other provisions of the Plan, not just those contained in those parts of the Plan directly addressing the activity.



DP1.4 How to Use the Plan

The District Plan has been prepared as a single document which brings together all the resource management issues facing the Ruapehu District. Generally the document should be viewed as a whole so that the common themes and inter-relationships between various sections can be understood and appreciated.

As a guide, when using this District Plan, users should first refer to the Planning Maps to identify the Zone of the site with which they are concerned and to ascertain whether there are any other relevant planning notations. Reference should then be made to the applicable zone sections within both Part 2 – Policy and Part 3 – Rules and, if any other notations were shown on the planning maps, reference should be made to the corresponding sections of the Plan. Depending on the nature of the proposed activity, it may also be necessary for plan users to then refer to the sections of the plan relating to specific activities and issues, eg, signage.

The Plan is made up of four parts and a separate volume of planning maps, which are described below:

Part 1 – Introduction

This part provides a general overview of the District Plan, discusses tangata whenua issues, sets out definitions of words used within other sections of the District Plan ~~and the~~ outlines information requirements ~~and provides overall district rules~~ [for resource consents, and notification guidance.](#)

Part 2 – Policy

This part of the District Plan is divided into sections and identifies Issues, ~~Outcomes~~, Objectives and Policies. It begins by outlining policy for the various zones (as identified on the Planning Maps) and then policy for specific activities (such as subdivision and signage) and issues (such as natural hazards and heritage) undertaken throughout the District.

Part 3 – Rules

Part 3 identifies the rules for land use and subdivision undertaken across the district, [along with District wide rules](#). Generally the rule sections mirror those sections outlined in Part 2 – Policy, as there are rules outlined for the various zones and for specific activities and issues undertaken across the District. Where appropriate, the various rule sections outline assessment criteria, applications for Resource Consent should refer to these criteria ~~en~~ where applicable. Reference to the corresponding objectives and policies should also be made when reading these rules.

Part 4 – Appendices

This part of the District Plan provides supporting information to other sections of the District Plan within Part 2 – Policy and Part 3 – Rules. It also provides a schedule of sites that are designated throughout the District (as shown on the planning maps).

Planning Maps

The Planning Maps identify the zoning of all land within the District. They also identify additional planning notations that may exist on specific land parcels, such as heritage items, designations, protected trees, location of high voltage lines, etc.

[In determining the relevant zone provision, there are generally two sets of maps that are relevant. In urban areas these are the:](#)

[\(a\) Urban Maps- which show zoning, designation, heritage buildings etc](#)



[\(b\) Urban Features Maps-\(where relevant\) which show features such as the Outstanding Natural Features and Landscapes.](#)

[In rural areas, the relevant maps consist of the:](#)

[\(a\) Rural Maps-which show zonings and rural sites, eg, heritage buildings and designations](#)

[\(b\) Rural Feature Maps-where applicable, show the ONF&L, the 1000m alongside SH47.](#)

At the back of the Maps there are also enlargements of the designations and the Taumarunui Airport approach, along with Amenity Policy Area Maps.

DP1.5 Classes of Activities and Resource Consents

The rules contained in the Plan are expressed as different activity types. These are classified into six groups in accordance with the Act, being:

- (a) Permitted.
- (b) Controlled.
- (c) Restricted Discretionary.
- (d) Discretionary.
- (e) Non-complying.
- (f) Prohibited.

(a) Permitted Activity

If an activity is described as a permitted activity:

- (i) A resource consent is not required for the activity.
- (ii) The activity must comply with the relevant conditions, if any, specified in the Plan.

(b) Controlled Activity

If an activity is described as a controlled activity:

- (i) A resource consent is required before the activity may be undertaken.
- (ii) Council must grant the resource consent, unless:
 - (1) the Council has insufficient information to determine whether or not the activity is a controlled activity; or
 - (2) Section 106 of the RMA applies (this sets the circumstances in which consent can be refused).
- (iii) Council must specify in the Plan the matters which it will consider when assessing the application (matters of control).
- (iv) Council can only impose conditions based on the matters of control that is has specified in the Plan.
- (v) The activity must comply with the relevant conditions, if any, specified in the Plan.

(c) Restricted Discretionary Activity

If an activity is described as a restricted discretionary activity:

- (i) A resource consent is required before the activity may be undertaken.
- (ii) Council may approve or decline the application.
- (iii) Council must specify in the Plan the matters which it will consider when assessing the application (matters of discretion).
- (iv) If approving consent, Council can only impose conditions based on the matters of discretion that it has specified in the Plan.
- (v) The activity must comply with the relevant conditions, if any, specified in the Plan.

**(d) Discretionary Activity**

If an activity is described as a discretionary activity:

- (i) A resource consent is required before the activity may be undertaken.
- (ii) Council may approve or decline the application.
- (iii) Council is not restricted in the matters that it may consider when assessing the application and imposing conditions (if approving consent).
- (iv) The activity must comply with the relevant conditions, if any, specified in the Plan.

(e) Non-Complying Activity

If an activity is described as a non-complying activity:

- (i) A resource consent is required before the activity may be undertaken.
- (ii) Council may approve or decline the application.
- (iii) Council is not restricted in the matters that it may consider when assessing the application and imposing conditions (if approving consent).
- (iv) Council shall consider the requirements of Section 104D of the Act.

(f) Prohibited Activity

If an activity is described as a prohibited activity:

- (i) No application may be made for that activity and a resource consent must not be granted for it.

DP1.6 Designations

Designations identify land required for public works or projects.

Once a Designation is included in a District Plan, it overrides the provisions otherwise applicable to the relevant land under the Plan and any Resource Consents, provided the land is being used for the designated purpose by the requiring authority.

Designated land is subject to the provisions of Section 176A of the Act, which requires an outline plan of the public works or projects to be submitted to the Council before construction is commenced. This provision also applies to the Council. Council does have the ability to waive the requirement for an Outline Plan upon application from the requiring authority (under Section 176A).

DP1.7 Role of Manawatu-Wanganui Regional Council and the Ruapehu District Council

Manawatu-Wanganui Regional Council also fulfils duties and functions in accordance with the Resource Management Act 1991. In some situations the functions of both authorities overlap, such as with landuse matters, natural hazards and hazardous substances. The functions of the Regional Council are set out in Section 30 of the Act while those of Territorial Authorities are in Section 31 of the Act.

Any person referring to this Plan should also ascertain the requirements of Manawatu-Wanganui Regional Council.



DISTRICT WIDE INTRODUCTION

DI 1.1 Introduction to the District

The Ruapehu District covers 6,700km² (673,019 ha) and, in early 2009, had 9,700 properties, of which 8,719 are rateable. The land can be divided by type as follows:

- (a) 28% Recreational land (mainly Department of Conservation estate).
- (b) 51% Primary use land (agriculture, forestry, etc.).
- (c) 8% Defence estate.
- (d) 13% Other (ie, urban).

The District is primarily bordered by the Whanganui River in the west, the Hauhungaroa Range in the north-east and stretches towards the peaks of Tongariro, Ngauruhoe, and Ruapehu, with the latter rising to 2,797 metres from the surrounding countryside. The District also includes Ohakune and the southern-most town of Waiouru and the NZ Defence Force lands.

Within the District there are two National Parks, the Tongariro National Park; which has dual World Heritage status for culture and landscape; and part of the Whanganui National Park. Pureora Forest Park, Kara Forest, Tongariro Forest and Waitaanga Forest are also significant areas of indigenous vegetation.

Early history shows that the Whanganui River and its tributaries were used by Māori to facilitate trade and communication between the Waikato, Taranaki, Taupo, and Bay of Plenty regions. Clusters of archaeological sites are found at the confluences of major rivers such as the Retaruke and the Ohura with the Whanganui, where smoked and dried seafood were consumed in winter after being gathered at the coast during summer months.¹ There are also many early European historic sites in the District such as the flourmills along the Whanganui River, and sites relating to riverboat and railway activities.

The stunning natural beauty means that the traditional agricultural economy is added to by growing tourism.

More information about the Ruapehu District can be found in Council's Ruapehu 2008 State of the District Report and online at www.ruapehudc.govt.nz

DI 1.2 Population and Growth

A resident population of 13,572 was recorded for the District in the 2006 Census. The population of the District has been declining over the last two census periods.

<u>Location</u>	<u>1996 Census</u>	<u>2001 Census</u>	<u>2006 Census</u>
<u>Owhango</u>	<u>216</u>	<u>207</u>	<u>189</u>
<u>Ohura</u>	<u>375</u>	<u>222</u>	<u>165</u>
<u>Rural Ohura</u>	<u>1,128</u>	<u>1,071</u>	<u>930</u>
<u>Taumarunui</u>	<u>5,832</u>	<u>5,139</u>	<u>5,052</u>
<u>Rural Taumarunui</u>	<u>1,836</u>	<u>1,611</u>	<u>1,584</u>
<u>National Park Village</u>	<u>237</u>	<u>234</u>	<u>240</u>

¹ 1991, New Zealand Historic Places Trust, 'Historic Places Inventory, Ruapehu District'.



Rural National Park	672	588	555
Ohakune	1,389	1,293	1,101
Raetihi	1,167	1,068	1,035
Waiouru	2,478	1,647	1,380
Rural Waimarino/Waiouru	1,413	1,218	1,344
Total	16,743	14,295	13,569

However, there is still development occurring within the District. Much of this development is driven by demand for holiday home accommodation. The following information, based on Non Resident Ratepayers Surveys in 2008 and 2010, provides some insight into this:

- (a) The number of holiday homes is growing by almost 2.5% per year.
- (b) Over 38.7% of all the District is owned by people living outside the area.
- (c) 24.5% of people who own land in the Ruapehu District live outside the District.
- (d) The four areas which have the highest number of people who own property living outside the District are:
 - (i) Rangataua (60.9%), near Turoa Ski field.
 - (ii) National Park (47.1%), near Whakapapa Ski field.
 - (iii) Ohakune (41.4%).
 - (iv) Raurimu (41.4%).

DI 1.3 Social Overview

Income levels within the District are lower than the New Zealand average, with the figures for both Median Personal Income and Average Hourly Earnings below the national average. (The Median Personal Income for Ruapehu in the 2006 census was \$21,1000, while nationally the median was \$24,400.)

The ethnic diversity is less variable than the national population of New Zealand, but contains an above-average percentage of Māori, with 36.5% of the population stating that they were of Māori ethnicity, compared with the national average of 14%. Meanwhile 58.7% of the population said that they were of European ethnicity compared with 64.8% nationally (the census allowed recording of more than one ethnicity per person).

The District's population is young, compared with the rest of New Zealand, with the median age being 32.7 years. 25% of the population is under 15 years compared to the national average of 21.5%. 9.9% are aged 65 and over, compared to the national average of 12.1%.

Other key facts about the District are:

- (a) The population is made up of 52% males and 48% females.
- (b) Overseas migrants represent 7% of people.
- (c) 84.3% (91.6% nationally) of households have access to a telephone and 47.5% (60.5% nationally) to the internet.
- (d) 32.3% of the population over the age of 15 has no formal qualifications compared with 28.4% nationally.
- (e) Approximately 47% of householders own their own homes compared with the national average of 54.5%.
- (f) 42% (same as national figure) of households consist of couples with children and 20% (18.1% nationally) consisted of single parents and children.



Council services a large geographic area with the costs shared across a relatively small rating base. The larger the rating base or the more prosperous the community, and the more affordable the rate requirement becomes. Council must balance affordability with investment in the future sustainability of the District. This translates into investment to create economic growth, to maintain existing assets to meet community expectations and legislative requirements and to ensure the capacity of infrastructural assets continue to meet the needs of growth in the District.

DI 1.4 Economic Overview

Economic indicators such as median personal income and average hourly earnings in the District show steady increases but remain well behind the national averages. This reflects the situation of resident families, but around 40% of the District is owned by non-resident ratepayers, with a very different socio-economic profile.

The Ruapehu District is primarily rural and this sector provides 28% of total employment and 23% of total GDP. Taumarunui, the District's largest town, is primarily a rural servicing centre. Its location also means there are some tourism activities.

The District is home to a major NZ Army base at Waiouru. Although the base has been scaled back in recent years, it is a major employer for the District.

Tourism-related industries of retail, accommodation, cafes and restaurants are also a significant part of the District's economic wellbeing, particularly closer to the Tongariro National Park and the south of the District. Ohakune is an area of significant growth.

Council has planned for increased demand in the areas where growth is anticipated. Its assets must be able to cope with the extra demand placed on its services during the typical peak winter season and the growing summer visitor market. More visitors to the area also create the need to develop infrastructure.

DI 1.5 Environmental Overview

Abundant natural resources and world-renowned scenery are defining characteristics of the Ruapehu District. Nearly 90% of land value is in the rural sector, which includes farming, forestry and reserve land. The National Parks, rivers and more than 150 other varied reserves in the area provide recreational opportunities that enhance the quality of life for residents and draw visitors to the District.

The rural landscape sustains large farming, forestry and horticulture industries. As a result, maintaining the quality of the environment is also essential to economic wellbeing in the District.

Issues surrounding fresh water quality and quantity are growing in importance both nationally and globally. The District is fortunate to have relatively plentiful water sources but growing demands on drinking water supplies, in terms of both health standards and capacity, will present challenges in the future. The overall water quality in the rivers and waterways is still good, but must be protected to ensure it does not become degraded over time. The middle and lower reaches of some of our rivers are affected by human activities such as sewerage, industrial discharges and land use practices.

In comparison to most parts of the country, the District has a relatively large area of indigenous natural habitats remaining under Conservation management. This includes around 20% of land being protected by the Department of Conservation under several different types of protected areas. There are also numerous privately protected areas, with 86 Nga Whenua Rahui covenants on ~~Maori~~ Māori land and 43 Queen Elizabeth II Trust covenants registered in 2007.



DI 1.6 Cultural Overview

The Ruapehu District is rich in Māori heritage. Taumarunui was originally a Māori settlement, positioned at the junction of canoe and trade routes linking the central North Island with downstream villages. Taumarunui is where the boundaries of three predominant Māori tribes come together. The area surrounding the town is described as a quiet spiritual place where the four winds meet. European settlement in Taumarunui began in 1874.

Mt Hikurangi, Taumarunui's closest mountain, is historically and spiritually connected to Ngati Maniapoto. Near Taumarunui, are the "White Cliffs", the recognised "friendship gateway" of the Ngati Tuwharetoa tribe. The Whanganui River that flows around Taumarunui contains the ancestral spirit of the Ngati Haua tribe.

The Waimarino's European history began around 1850 with the construction of the Main Trunk Railway Line. Other early industries that have shaped the District's history included timber milling, farming and market gardening. In recent years, tourism has added to the growth of the area, aided by the opening of Turoa and Whakapapa ski fields on Mt Ruapehu.

The Tongariro National Park, surrounding and including the three great volcanic mountains - Ruapehu, Ngauruhoe and Tongariro - is one of New Zealand's most outstanding natural habitats and was gifted by the Tuwharetoa people. The original gifted area of 2,600ha was subsequently extended by acquisition of surrounding lands to the present size of 75,000ha, to become New Zealand's first National Park and the fourth in the world, and is recognised as a World Heritage Area.

In 2006, the District Plan Working Party held meetings with several iwi and hapu groups throughout the district as a first round of consultation with regard to developing the Proposed District Plan. The Council established the Māori Council in 2009. The Māori Council is to encourage communication between Council and local iwi. Consultation relating to resource consent applications is however undertaken directly with local iwi.

In 2009 two hui were held: one in Taumarunui and one in Ohakune. The key issues that arose from the meetings were:

- (a) The degree to which Māori resource management principles have been addressed in the Proposed District Plan. In the Māori worldview, humans are connected physically and spiritually to land, water, air, forests; people are an integral part of ecosystems and ecosystems are an essential part of people's heritage or genealogy (whakapapa).
- (b) The ability for iwi and hapu to adequately participate in the resource management process given the resources available to them, and the need for Council to partner with tangata whenua on an ongoing basis to ensure meaningful opportunities for tangata whenua.
- (c) Concern from iwi and hapu that waahi tapu and other sites of significance should be protected by Council, but that their locations should not be made public through the Proposed District Plan process. This "non-disclosure" approach has been thus been adopted in the Proposed District Plan and does not differ from that of the Operative District Plan.
- (d) The ability for marae and papakainga housing to be developed to allow for the wellbeing of tangata whenua without hindrance from the District Plan. This is recognised by the Proposed District Plan
- (e) The maunga (mountains) and awa (river) of the District should be recognised and protected so that their values are sustained. In this regard the relationship of iwi and hapu with the **Wanganui** Whanganui River and the maunga of the District and the ability for iwi and hapu to



~~participate in and have equal rights in management of the maunga and awa were important issues for iwi and hapu. They were also eager to ensure that any controls placed on the activities that could be carried out on the surface of the Wanganui/Whanganui River recognised the existing use rights tangata whenua have for legally established activities on the awa. Iwi and hapu also identified the need for the carrying capacity of the Wanganui/Whanganui to be ascertained before any resource management regime is put in place. In this regard, the relationship of tangata whenua to the awa and the lack of identification of its carrying capacity have been recognised in the provisions for the awa in the Proposed District Plan.~~The Ruapehu District is rich in Maori heritage. Taumarunui was originally a Maori settlement, positioned at the junction of canoe and trade routes linking the central North Island with downstream villages. Taumarunui is where the boundaries of three predominant Maori tribes come together. The area surrounding the town is described as a quiet spiritual place where the four winds meet.

~~Mt Hikurangi, Taumarunui's closest mountain, is historically and spiritually connected to Ngati Maniapoto. Near Taumarunui are the 'White Cliffs', the recognised 'friendship gateway' of the Ngati Tuwharetoa tribe. The Whanganui River that flows around Taumarunui contains the ancestral spirit of the Ngati Haua tribe.~~

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~~The key issues that arose from the meetings were:~~

~~The degree to which maori resource management principles have been addressed in the Proposed District Plan. In the maori worldview, humans are connected physically and spiritually to land, water, air, forests; people are an integral part of ecosystems and ecosystems are an essential part of people's heritage or genealogy (whakapapa).~~

~~The ability for iwi and hapu to adequately participate in the resource management process given the resources available to them, and the need for Council to partner with tangata whenua on an ongoing basis to ensure meaningful opportunities for tangata whenua.~~

~~Concern from iwi and hapu that waahi tapu and other sites of significance should be protected by Council, but that their locations should not be made public through the Proposed District Plan process. This "non-disclosure" approach has been thus been adopted in the Proposed District Plan and does not differ from that of the Operative District Plan.~~

~~The ability for marae and papakainga housing to be developed to allow for the wellbeing of tangata whenua without hindrance from the District Plan. This is recognised by the Proposed District Plan~~

~~The maunga and awa of the District should be recognised and protected so that their values are sustained. In this regard the relationship of iwi and hapu with the Wanganui/Whanganui River and the maunga of the District and the ability for iwi and hapu to participate in and have equal rights in management of the maunga and awa were important issues raised. Iwi and hapu were also eager to ensure that any controls placed on the activities that could be carried out on the surface of the Wanganui/Whanganui River recognised the existing use rights tangata whenua have for legally~~



~~established activities on the awa. Iwi and hapu also identified the need for the carrying capacity of the Wanganui [Wanganui](#) to be ascertained before any resource management regime is put in place. In this regard, the relationship of tangata whenua to the awa and the lack of identification of its carrying capacity have been recognised in the provisions for the awa in the Proposed District Plan.~~

~~In preparing this Proposed District Plan regard has been had to various iwi management documents such as the 2007 Maniapoto Iwi Environmental Management Plan, the Ngati Rangī Strategic Plan and Waterways Policy Document, and the Whanganui Iwi Vision 2020~~



TANGATA WHENUA

TW 1.12 Iwi Authority Planning Documents

A number of Iwi Authority Planning Documents have been prepared by iwi. The RMA specifies that: ‘A Territorial Authority when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.’ (Section 74(2A)).

In addition, Iwi Authority Planning Documents are a very useful reference guide for both applicants and Council as a first point of reference for determining the key issues for a particular iwi.

As of {Insert date of Decision}, Council is aware of the following Iwi and Hapu Authority Planning Documents:

- (a) He Mahere Taiao – The Maniapoto Iwi Environmental Management Plan 2007
- (b) Nga Hapu o Uenuku Strategic Plan Nov 2008 – Nov 2012
- (c) Ngati Rangī Strategic Plan 2009 to A tona Wa
- (d) Ngati Rangī: Waterways Policy Document 2002
- (d) Ruakopiri Strategic Plan No 2008 – Nov 2011
- (e) Strategic Plan for Mana Ariki 2007 – 2012
- (f) Tangata Whenua Planning Document – Ruapehu District and the Ngati Hāua Iwi Development Plan 2020
- (g) Te Awa Tupua Planning Document
- (h) Te Runanganui o Ngati Hikairo ki Tongariro Strategic Plan 2010/2020
- (i) The Whanganui River Rights Charter
- (j) Tuwharetoa Environmental Management Plan 2003;
- (k) Whanganui Iwi Vision 2020

Council is aware that additional Iwi Authority Planning Documents may be produced by iwi in the future, and as such, the above list cannot be seen as a complete list of Iwi Authority Planning Documents. It is however, a useful initial reference point.

TW1.32 An Understanding Of Maori-Māori Values

He Māramatanga ki ngā Uara Māori

The District’s natural resources are considered living taonga* to hapū* and iwi*, as they share an intimate relationship and are considered physically and spiritually intertwined. The general expectation of hapū* and iwi* is that appropriate recognition be given to their respective tikanga Māori in the management of resources by the District Council, and resource users. Direct and effective dialogue is essential to ensure views are discussed thoroughly in order to effect meaningful consultation.

E ai ki ngā hapū me ngā iwi he taonga ngā rawa māori o te Rohe ānō nei he mea ora nā te mea he honotanga tata o ēnei, ā, ko te whakaaro kua tuia ā-tinana nei, ā-wairua nei. Ko te tūmanako whānui o ngā hapū me ngā iwi kia arohia ō rātou ake tikanga Māori ka tika - i roto i te mahi whakahaere rauemi a te Kaunihera ā-Rohe, ngā Mana Takiwā me ngā kaiwhakamahi rauemi. Me whitiwhiti kōrero ko tētahi ki tētahi kia whai hua ai - kia hua ai hoki ka āta kōrerotia ngā tirohanga a tēnā, a tēnā kia kīia ai he kōrerorero whai tikanga.



Outlined below is an explanation of traditional Māori values and concepts observed in context with the natural environment and resource management practice.

Kei raro nei e rārangitia ana ko tētahi whakamāramatanga mō ngā uara me ngā ariā o te Māori ka whāia me te horopaki ki te taiao māori me ngā mahi whakahaere rauemi.

Mauri

Mauri* means “essential life force or principle; a metaphysical quality inherent in all things, both animate and inanimate”, but the following explains the concept in more detail.

Mauri

Ko tētahi kōrero whakamārama mō te mauri ko tētahi “whakahuawaitanga, matapono oranga e tika ana; he āhuatanga tuakiko ka pū mai nō roto tonu i ngāmea katoa - whakahauora mai, popohe mai hoki”, heoi, mā te kōrero e whai ake nei te ariā e wherawhera.

All things, both animate and inanimate, have been imbued with the mauri* generated from within the realm of te kore. (the void, nothingness, energy, potential) Nothing in the natural world is without this essential element - mauri* represents the interconnectedness of all things that have being. Humans have an added responsibility to ensure that the mauri* inherent in natural resources is maintained. Inappropriate use of resources for example, discharge of sewage to water impacts directly on the mauri* of water and therefore all factors associated with it. The natural balance which exists amongst all things is disturbed and, in many cases, irreversibly damaged.

Kua whaona ngā mea katoa - whakahauora mai, popohe mai hoki - ki te mauri i ahu mai nō roto tonu i te kore. Kāore kau he mea o te ao māori kua kore tēnei tino pūmotu - me kī, ko te mauri te hononga o ngā mea whai kiko katoa. Kei runga tētahi kawenga i ngā pakihivi o te tangata kia hua ai ka tiakina tonutia te mauri kei te mau tūturu ki roto i ngā rauemi māori. Ki te hē te whakamahi rauemi – hei tauira, ko te tuku parakaingaki ki roto i te wai - ka pāngia kinotia te mauri o te wai me ngā āhuatanga whai pānga katoa. Ka whakaraweketia te tautika māori i waenga i ngā mea katoa, ā, i te nuinga ngā wā, kore rawa e taea te whakatika anō.

Taonga*

Taonga* means “all things prized or treasured, both tangible and intangible”, but the following explains the concept in more detail.

Taonga

Ko tētahi whakamāramatanga mō te taonga “ko ngā mea katoa ka māpunatia, ka kaingākautia rānei, whai kiko mai, memeha mai hoki”, heoi, mā te kōrero e whai ake nei te ariā e wherawhera.

The concept of taonga* relates to anything that is prized, treasured or valued for what it is, where it came from and what its potential is. The cultural and spiritual relationship of Māori with their ancestral lands, water, sites*, wāhi tapu* and other taonga* is referred to in the RMA as a matter of national importance. This implies that the word taonga* incorporates not only the stated resources in s6(e) RMA, but also anything that is highly prized - physically, mentally, spiritually and culturally. Physically, taonga* include traditional forms of food and natural material harvested for traditional purposes. Adverse effects on these would not only see the demise of the physical taonga* (food and weaving materials), but the demise of spiritual and cultural taonga* also. Hapū* and iwi* are concerned that resources of cultural and spiritual significance be protected.

Ka pā te ariā o te taonga ki ngā mea katoa ka māpunatia, ka kaingākautia, kua whai wāriu rānei mō tōna hanga anō, nō hea hoki aua mea, me tōna pitomata anōhoki. Ka kōrerotia e te RMA ngā hononga ā-tikanga, ā-wairua hoki o te Māori ki ōna whenua tūpuna, wai, papa, wāhi tapu hoki, me ētahi atu taonga -



hei kaupapa nui ki te motu. Ko te tikanga o tēnei, ehara i te mea he taonga ngā rauemi ka kīia i roto i te s6(e) RMA anake, me kī, ka whai wāhi ngā mea katoa ka kaha māpunatia - ōkiko mai, hinengaro mai, wairua mai, tikanga mai anō hoki. Ki te taha ōkiko, he taonga tuku iho te hauhake kai, rawa māori hoki, ka kohikohia hei whakatutuki tikanga. Ki te pāngia kinotia ēnei ehara i te mea ka mimiti o ngā taonga ōkiko (pērā i te kai, rawa raranga) anake, engari ka ngaro haere ngā taonga ā-wairua, ā-tikanga hoki. Kei te whakaaro nui ngā hapū me ngā iwi kia whakamarumarutia ngā rauemi hirahira - tikanga mai nei, wairua mai nei hoki.

Te Kore

In traditional Maori-Māori belief there is something beyond the world of everyday experience: we do not live in a closed system where what we see is all there is. This other world or dimension is known as Te Kore, the 'void', in most tribal traditions

Wāhi tapu* and wāhi tūpuna*

Wāhi tapu* means "a site* sacred to Māori in the traditional, spiritual, religious, ritual, or mythological sense and includes rua kōiwi*".

Wāhi tapu, wāhi tūpuna hoki

Ko te wāhi tapu "tētahi papa ka noho tapu ki te Māori i roto i ōna āhuatanga tuku iho, taha wairua, taha hāhi, mahi karakia, pūrākau rānei, arā, ko te rua kōiwi ka whai wāhi i konei."

Wāhi tūpuna* means "a site* of cultural and historical significance to hapū* or iwi* - though not necessarily in a state of tapu". The following explains these concepts in more detail.

Ko te wāhi tūpuna "tētahi papa ka noho hirahira ā-tikanga nei, ā-hītori nei hoki ki ngā hapū me ngā iwi, ahakoa kāore he tapu kua uhia ki runga". Mā te kōrero e whai ake nei te ariā e wherawhera.

Wāhi tapu* relates specifically to sites* including areas or locations that remain in a state of tapu. These may include, but are not exclusively, urupā (burial sites*), rua kōiwi* (sites* where human skeletal remains are traditionally placed), wai tohi (streams where baptismal rites are performed), and wāhi pakanga (battle sites*). As hapū* and iwi* have the knowledge of their wāhi tapu*, the task of defining wāhi tapu* must rest with them. However, there may be some ambiguity as to which sites* remain in a state of tapu. It is important to note that wāhi tūpuna* exist (though not necessarily in a state of tapu) and should be protected. Such wāhi tūpuna* may be ancient pā sites*, important caves, landscape features, ancient pathways or tribal boundary indicators.

Ko te wāhi tapu ko ngā papa pērā i ngā āpure, wāhi rānei ka noho tapu tonu. Ka whai wāhi - ahakoa ko ēnei mea te katoa - ngā mea pērā i ngā urupā (he papa kua nehua te tangata), ngā rua kōiwi (he papa nō mai rānō ka whakatakotoria ngā kōiwi tangata), ngā wai tohi (he manga i tākina ngā kawa tohi), me ngā wāhi pakanga (he papa pakanga). Kei ngā hapū me ngā iwi te mātauranga mō ō rātou wāhi tapu, nā, ka mate ka noho ki a rātou te mahi hei āta whiriwhiri i ngā wāhi tapu. Heoi anō, tērā pea ka āhua rangirua ko ēhea ngā papa me noho tapu tonu. Kia mōhio mai he mea tūturu ngā wāhi tūpuna (ahakoa kāore pea ōna tapu), ā, me whakamarumarū ka tika. He pā tawhito, he ana, he tohu whenua, he ara tawhito, he tohu rohe rānei ērā momo wāhi tūpuna.

Tikanga Māori

Tikanga Māori is defined in the RMA as meaning "Māori customary values and practices" and that definition is used in this Plan. The following explains the concept in more detail.

Tikanga Māori



E ai ki te RMA ko te whakamāramatanga o te tikanga Māori “ko ngā uara me ngā mahinga whai tikanga a te Māori”, ā, ka whakamahia taua whakamāramatanga i roto i tēnei Mahere. Mā te kōrero e whai ake nei te ariā e wherawhera.

Tikanga Māori not only encompasses the lore, customs and practices of Māori but also the guiding principles of social, economic and political life - a way of life that accounts for all these factors whilst practising a close affinity with nature. Tikanga Māori also gives physical expression, through social norms and behaviour, to the concepts of kaitiakitanga and mana*.

Ehara i te mea ko ngā kōrero o te wānanga, ngā tikanga tuku iho, me ngā mahinga o te Māori te katoa o ngā mea ka noho hei tikanga Māori, arā hoki ngā matapono hei ārahi i te oranga - pāpori mai, ohaoha mai, tōrangapū mai hoki. Me kī, he tikanga oranga ka huia katoatia ēnei āhuatanga me te hono atu ki te taiao. Ko tā te tikanga Māori mahi ko te whakatinana i ngā ariā o te kaitiakitanga me te mana mā ōna ture ā-noho, whanonga hoki.

Kaitiakitanga

Kaitiakitanga is defined in the RMA as meaning “the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources; and includes the ethic of stewardship” and that definition is used in this Plan. The following explains the concept in more detail.

Kaitiakitanga

E ai ki te RMA ko te whakamāramatanga o te kaitiakitanga “ko te mahi tiaki a te tangata whenua i tētahi wāhi i runga i ngā tikanga Māori e pā ana ki ngā rauemi māori, ōkiko hoki; ā, ka whai wāhi te tikanga o te tiakitanga”, ā, ka whakamahia taua whakamāramatanga i roto i tēnei Mahere. Mā te kōrero e whai ake nei te ariā e wherawhera.

The concept of kaitiakitanga is based on spiritual and physical guardianship met within the social norms and everyday practices of tikanga Māori. Recognition of the mauri* held by particular resources also necessitates communication with the spiritual kaitiaki (guardian) to whom that resource is dedicated. The physical responsibility of kaitiakitanga is met by the recognition of the interconnectedness of all elements - mauri* and wairua, tapu and noa, mana* and tikanga Māori. Therefore, the ethics that underpin hapū* and iwi* responsibility to practice kaitiakitanga are based on spiritual and cultural practices and wise resource management to ensure a healthy environment for future generations.

I takea mai te ariā o te kaitiakitanga i te tiakitanga ā-wairua, ōkiko nei hoki ka tutuki i roto i ngā ture ā-noho me ngā mahinga o ia rā o te tikanga Māori. Ki te arohia te mauri kei tēnā rauemi, kei tēnā rauemi me tuku whakaaro hoki te kaitiaki taha wairua o taua rauemi. Mā te aro atu ki ngā hononga o ngā pūmotu katoa - arā, ko te mauri, te wairua, te tapu, te noa, te mana me ngā tikanga Māori - e tutuki ai te kawenga ōkiko o te kaitiakitanga. Nō reira, ko ngā rapunga whakaaro ka noho hei tūāpapa mō ngā kawenga o ngā hapū me ngā iwi ki te mahi i te kaitiakitanga he mea i takea mai i ngā mahinga taha wairua, taha ahurea hoki me te tika o te whakahaere rauemi kia hua ai ko tētahi taiao whai hauora mā ngā whakatipuranga e haere mai nei.’



DEFINITIONS

[That the use of definitions included within other legislation is undertaken in the following manner:](#)

[All words used in this Plan which are defined in the Resource Management Act have the definitions given to them in the Act, as it was on ~~decision date~~ \(15 December 2011\) of adoption of the Plan Change. Some of the more common terms from the RMA and other relevant pieces of legislation have been included in this Chapters. These terms have been included for reference only, and are shown as 'greyed out' text. Readers may wish to check to ensure that the definition remains the same and has not been changed. An online version of the Resource Management Act and other legislation is available at :<http://www.legislation.govt.nz>](#)

~~All words used in this Plan which are defined in the Act have the definitions given to them in the Act.~~

[There are also definitions within specific chapters of this Plan. For example, the Outstanding Natural Features and Landscapes Chapter includes a definition of Riverscape, while the Tangata Whenua Chapter provides definitions and explanations of some of the more common Māori words.](#)

Act

[Means](#) the Resource Management Act 1991.

Addition

Means an extension or increase in floor area, number of stories, or height of a building or structure. It includes the construction of new floors, walls, ceilings and roofs.

Aerial

Means the part of a radiocommunication facility or telecommunication facility used or intended for transmission or reception including the aerial mountings but not any supporting mast or structure. No part of any aerial excluding the mountings shall be greater than 70mm in diameter. This definition excludes any antenna and utility network apparatus.

~~Airport~~ [Rural Airstrip Activity](#)

Means an area or place set aside for the take off or landing of light aircraft for commercial, [agricultural](#) or recreational activities [including ancillary storage and loading activities](#) ~~other than for private domestic use by the owners and occupiers of the holding on which the airstrip is sited~~ and approved for such purposes in terms of the current Civil Aviation Regulations. Such an ~~airstrip~~ [airport](#) shall not be used for any other aircraft purposes. [This definition excludes airports for private domestic use by the owners and occupiers of the holding on which the airport is sited.](#)

Alteration (in relation to the Heritage/ [Heritage Conservation Area](#) Rules)

Means any changes to the fabric or characteristics of a building involving (but not limited to) the removal or replacement of exterior walls, windows, and roofs. It does not include repair or maintenance.

[Amenity Values](#) (as defined under Section 2 of the Resource Management Act)

[Amenity values mean those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.](#)

~~Amenity Values:~~

~~Has the same meaning as in the Resource Management Act 1991.~~

[Angler Access/Information Signs](#)

[Means signs erected on behalf of Fish & Game NZ at access points to fisheries, which include information on access, fishing regulations or aquatic pests.](#)

Antenna

Means a device that receives or transmits radiocommunication or telecommunication signals and is operated by a network operator. Includes the mount and/or shroud for the device.



Appropriate Comprehensive Development

Means, for the purpose of Policy RU2.5.3, a development which:

- (a) Integrates into the general environment in which it is proposed and in particular its natural features.
- (b) Is sensitive to natural features and landscapes, including those of the adjacent Tongariro National Park, a dual World Heritage area.
- (c) Is self supporting and self sustaining in that environment.
- (d) Is fully contained within a land area defined by topography and/or physical components.
- (e) Provides a low structural density in relation to open space.
- (f) Provides one access onto the highway through which all development is serviced.
- (g) Specifies the siting, size and construction of all buildings.
- (h) Provides that services, including telephone and power connections, are sited underground.
- (i) Provides that amenity planting will blend into the natural environment through appropriate selection of indigenous vegetation.
- (j) Is developed in a way which avoids, remedies or mitigates adverse effects on the environment, including such effects on.
 - (i) Visual amenity and values.
 - (ii) Recreational amenity.
 - (iii) Existing physical resources such as roading, services and structures.

Archaeological Site (as defined under the Historic Places Act)

Archaeological site means any place in New Zealand that—

- (a) either—
 - (i) was associated with human activity that occurred before 1900; or
 - (ii) is the site of the wreck of any vessel where that wreck occurred before 1900; and
- (b) is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand

Bed

Means

- (a) In relation to any river:
 - (i) For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its bank;
 - (ii) In all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its bank; and
- (b) In relation to any lake, except a lake controlled by artificial means, -
 - (i) For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin;
 - (ii) In all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and
- (c) In relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and

BOD₅

Means the biochemical oxygen demand (measured over a five day period) which is the amount of dissolved oxygen in a body of water required for the breakdown of organic material in the water.

Boundary Adjustment

Means a subdivision involving 2 or more contiguous sites, where no additional site is created, no site area is changed by more than 10% of its original area, no existing complying lot is rendered non-complying in terms of area, no dwelling is severed from its existing site and the frontage of each site is substantially unchanged.



Advice Note: If a proposal does not comply with this definition it shall be assessed as a subdivision (in accordance with the relevant zone subdivision rules).

Building

Means any temporary or permanent, movable or immovable structure (including any structure intended for occupation by people, animals, machinery or chattels) more than 2.0 metres in height above the ground level immediately below, excluding mobile caravans covered by a License issued under the Council Bylaws, and post and wire fences for containing animals.

Cabinet

Means a casing around equipment that is necessary to operate a telecommunication network.

Club Accommodation Activity

Means overnight accommodation provided within Tongariro National Park by any club licensed by the Department of Conservation, typically being ski clubs providing overnight accommodation to club members and guests who are in the National Park for the purpose of skiing, tramping and outdoor recreation but excludes Visitor Accommodation activities.

Commercial Activity

Means activities whereby goods or services are sold or activities, exposed, displayed or offered for sale or direct hire to the public, and includes the following activities:

- (a) **Entertainment Activities:**
Means activities that draw people to specific events, shows or recreational activities and includes theatres, cinemas, gymnasiums, clubs, cabarets, sports grounds, galleries, conference centres, museums, libraries, community halls and places of worship.
- (b) **Eating House:**
Means premises where meals are sold principally for consumption on the premises, whether or not the premises are licensed under the Sale of Liquor Act.
- (c) **Motor Vehicle Sale/Hire:**
Means the use of land or buildings where motor vehicles (including cars, vans, trucks, motorcycles, and scooters) are sold, exposed, displayed or offered for sale or direct hire to the public.
- (d) **Office Activity:**
Means premises used for an administrative or a professional activity, generally focusing on business, government, professional or financial services and includes the personal service elements of these activities offered to consumers or clients, but excludes Health Care Services.
- (e) **Retail:**
Means the use of land or buildings where goods, or services are sold, exposed, displayed or offered for sale or direct hire to the public.
- (f) **Service Activity**
Means the provision of services based on intellectual knowledge such as product repair, professional services, personal services.
- (g) **Takeaway:**
Means premises where the preparation of cooked food for consumption off the premises is the primary activity of the business and includes fish and chip shops, pizza takeaway and the like.
- (h) **Tavern:**



Means any premises used or intended to be used in the course of business principally for the provision to the public of liquor and other refreshments for consumption on site and which is licensed as such under the Sale of Liquor Act.

Comprehensive Residential Development

Means a development of an integrated residential development, including residential units, open space, access and other activities. The development may include retirement villages and other group housing schemes with accommodation ranging from shared accommodation to individual residential units. Ancillary facilities could include medical care, recreation, or other communal facilities which offer exclusive services to the residents of the development.

Advice Note: Any development sought under this definition that proposes to accommodate people in a transient manner shall instead be regarded as Tourist Accommodation.

Conservation Activity

Means activities undertaken to ensure the preservation and protection of natural and historic resources for the purpose of maintaining their intrinsic values, providing for their appreciation and recreational enjoyment by the public, and safeguarding the options of future generations.

Conservation Land

Means land in respect of which an interest is held under the Conservation Act 1987 for conservation purposes or land in respect of which an interest is held under the Wildlife Act 1953.

Note: In this context conservation purposes means the preservation and protection of natural and historic resources for the purpose of maintaining their intrinsic values, providing for their appreciation and recreation enjoyment by the public and safeguarding the options of future generation.

Controlled Activity

Has the same meaning as in the Resource Management Act 1991. See page 3 for an explanation of Activity Classes

Council

Means Ruapehu District Council or any Committee, Community Board, elected member of the Council, Hearings Commissioner, or officer authorised to exercise the functions, duties or powers of the Council under the Act.

Critical Infrastructure

Means infrastructure necessary to provide services which, if interrupted, would have a serious effect on the people within the Region or a wider population and which would require immediate reinstatement. Critical infrastructure includes infrastructure for:

- (a) Electricity substations.
- (b) The treatment and storage of water for public supply (excluding the distribution network).
- (c) The management of human sewage treatment (excluding the reticulation system).
- (d) Strategic road and rail networks (as defined in the Regional Land Transport Strategy).
- (e) Health care institutions including hospitals.

Demolition (in relation to the Heritage Rules)

Means to damage and demolish a building or structure. Refer also to 'Partial Demolition'.

Density

Means the ratio of dwelling/s to net site area.

Designation (as defined under Section 166 of the RMA)

Means a provision made in a district plan to give effect to a requirement made by a requiring authority under section 168 or section 168A or clause 4 of Schedule 1.

Designation:



~~Has the same meaning as in the Resource Management Act 1991.~~

Destruction (in relation to the Heritage Rules)

Means to cause substantial harm or injury to a place or area of significance to [Māori](#) or an historic site (including archaeological sites). It may be caused by activities such as earthworks, tunnelling, disposal, cutting, construction works, induced vibration, removal of structures, reclamation or drainage, subsidence, gravel or soil extraction, dredging, diverting or damming water and discharge of contaminants.

Discretionary Activity

Has the same meaning as in the Resource Management Act 1991. See page [3](#) for an explanation of Activity Classes.

Domestic Scale Non-Renewable Energy Activities

Means small scale non-renewable energy device providing energy supply capacity to a single dwelling or business premises. For example, a diesel generator.

Domestic Scale Renewable Energy

Means ~~S~~small scale renewable energy device providing energy supply capacity to a single dwelling or business premises. This includes renewable energy sources such as solar and photovoltaic panels, wind turbines and micro-hydro.

Note: Any energy produced shall be used primarily for a single dwelling or business. However, this does not prevent the sale of electricity back to an Energy Supplier, so long as the electricity produced is primarily for the use of the dwelling or business to which it relates.

Driveway

Means any passageway providing vehicle access between the road carriageway and an adjoining property.

Dwelling

Means any building used for residential purposes which include areas for sleeping, food preparation, living and ablutions.

Earthworks Activity

Means the alteration or disturbance of land contours, including excavation, backfilling, moving, removing, placing, replacing, cutting or filling of soil or earth and the stripping of ~~vegetation and~~ topsoil. It also includes the removal of such material to another site. It excludes those activities meeting the definition of an "Extraction Activity", foundation piling, cultivation of land, harvesting of horticultural crops, the digging of holes for the erection of posts, the construction of fence lines, or the planting of trees, landscaped area and gardens.

Education Activity

Means activities providing regular instruction or training in accordance with a systematic curriculum by suitably qualified instructors and includes kindergartens, playcentres, kohanga reo, schools, technical institutes, teachers colleges and universities and their ancillary administrative, cultural and community uses, and includes community gardens.

Electricity Generation Activity

Means activities, ~~including exploration and investigations~~, undertaken for electricity production and includes wind power, hydro electric generation and use of fossil fuels for the generation of electricity. It includes ancillary activities and facilities such as associated maintenance and repair activities, exploration and investigation, and excludes earthworks, vegetation removal and the transmission and reticulation of electricity, including substations.



Emergency Services Facilities

Means those facilities which are responsible for the safety and welfare of people and property in the community and is restricted to fire stations, ambulance stations and police stations.

Established Use or Activity

Means any use (including any building or structure) established in an Amenity Policy Area on 15 December 2011 (being the date of a decision of the Proposed District Plan) and the continuation of that use or activity.

Exploration Activity

Means those activities undertaken following completion of prospecting activities, with the objective of discovering mineral or gas deposits, accurately defining and quantifying them, and assessing the feasibility of mining.

Extraction Activity

Means the excavation of sand, gravel, rock or other minerals or gas from the earth and includes mining and the removal of overburden and the erection and maintenance of plant, machinery, buildings, and other works connected with such operations, excluding earthworks.

~~The excavation of sand, gravel, rock or other minerals from the earth and includes mining and the removal of overburden and the erection and maintenance of plant, machinery, buildings, and other works connected with such operations, excluding earthworks.~~

Factory Farming and Animal Boarding Activity

Means the commercial raising and keeping of animals and growing of fungi which is highly dependent on the input of food or fertiliser throughout the year from beyond the site and is predominantly carried out under building cover or outdoor enclosures. Includes boarding kennels or catteries, poultry farming (whether free range or indoors), rabbit farming, pig farming of more than ten weaned pigs and mushroom farming.

Note: This excludes greenhouses and other buildings used for the growth of vegetative matter.

~~Means the commercial raising and keeping of plants or animals, which is dependent on the input of food or fertiliser throughout the year from beyond the site and is predominantly carried out under building cover or outdoor enclosures. Includes boarding kennels or catteries, poultry farming (whether free range or indoors), rabbit farming, pig farming of more than 10 weaned pigs and mushroom farming.~~

~~Note: This excludes greenhouses and other buildings used for the growth of vegetative matter~~

Firefighting Water

Means a water supply provided for firefighting purposes. SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supply Code of Practice shall be used as a guide.

Advice Note: SNZ PAS 4509:2008 provides the officially recommended requirements for firefighting in structures, with water from reticulated, non-reticulated, or a combination of water supply systems.

Forestry Activities

Means the land preparation, planting, management and harvesting of trees for the:

- (a) The production of timber or other produce from the trees; or
- (b) Carbon sequestration purpose; or
- (c) ~~planting and management of trees for~~ Soil or water conservation, shelter or scientific purposes,

Where:

- (a) The closely planted area of trees regardless of species, is in excess of 1.0ha in area, or
- (b) The trees are planted in a continuous length in excess of 20m. This includes shelter belts.
- (c) In this context 'continuous' means trees planted in such a manner that upon maturity they will be interlinked and/or form a closed canopy.
- (d) In relation to shelter belts, trees which do not exceed the following height envelope are excluded from the definition of forestry:
 - (i) Height envelope: 2m plus the horizontal distance to the boundary (to a maximum distance of 25m).



~~○ Height envelope: 2m plus the horizontal distance to the boundary (to a maximum distance of 25m), the continuous area of trees planted, regardless of species, is in excess of 1.0ha in area, or The trees are planted in a continuous length in excess of 20 metres. This includes shelter belts.~~

~~In this context 'continuous' means trees planted in such a manner that upon maturity they will be interlinked and/or form a closed canopy.~~

~~In relation to shelter belts, trees which do not exceed the following height envelope are excluded from the definition of forestry:~~

~~Height envelope: 2m plus the horizontal distance to the boundary (to a maximum distance of 25m).~~

Gross Floor Area

Means the sum of the ~~gross~~ area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings, including mezzanine floors and internal balconies, but excluding space occupied by internal walls, stairwells, external balconies and terraces (whether covered or uncovered), rooftop parking areas, machinery rooms and liftshafts. For the purposes of assessment specified by Rule ~~RT3~~TI3.32.3 it shall also exclude other internal carparking and vehicle manoeuvring, loading and unloading spaces.

Gross Retail Floor Area

Means the gross floor area utilised for the display and sale or hire of goods, food, beverages or service and includes customer service areas such as counter space and the like.

Hazard

Means, with respect to hazardous substances, hazard means any intrinsic property of a substance which makes it capable of causing adverse effects to people, the environment or property.

Hazardous Activity

Means activity which does not use, store, transport or dispose of hazardous substances but which poses a risk to the environment or the community (for example, earthworks).

~~Rectify the omission of relevant words in the definition of 'use' as follows:~~

Use

~~With respect to Hazardous Substances, use means the manufacturing, processing or handling of a substance or mixture of substances for a particular activity without necessarily changing the physical state or chemical structure of the substance involved. This includes mixing, blending and packaging operations but does not include the filling or drawing of substances from bulk storage tanks unless the processing is permanently connected to the bulk storage and does not include loading out and dispensing of petroleum products.~~

Hazardous Facility

Means activities involving hazardous substances and sites, including vehicles for their transport located at a facility for more than short periods of time, at which these substances are used, stored, handled or disposed of~~Activities involving hazardous substances including vehicles for their transport, and sites at which these substances are used, stored, handled and disposed of.~~

Hazardous facility does not include:

- (a) The incidental use and storage of hazardous substances in minimal domestic scale quantities.
- (b) Hazardous activities.

Hazardous Substances (as defined under Section 2 of the RMA)

Includes, but is not limited to, any substance defined in Section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance.

~~Hazardous Substances:~~



~~Has the same meaning as in the Hazardous Substances and New Organisms Act 1996.~~

Use

With respect to Hazardous Substances, use means the manufacturing, processing or handling of a substance or mixture of substances for a particular activity without necessarily changing the physical state or chemical structure of the substance involved. This includes mixing, blending and packaging operations but does not include the filling or drawing of substances from bulk storage tanks unless the processing is permanently connected to the bulk storage and does not include loading out and dispensing of petroleum products.

Healthcare Services Activity

Means land and buildings:

- (a) Used by one or more health care providers for the purpose of carrying out his/her profession and includes doctors, physiotherapists, optometrists; or
- (b) Used as a medical laboratory or clinic.

Heavy Motor Vehicle

Means a motor vehicle (other than a motorcar that is not used, kept, or available for the carriage of passengers for hire or reward) the gross laden weight of which exceeds 3,500kg.

Height

Means in relation to a building means the vertical distance between the part of the building being measured and the higher of the ground level immediately below the point being measured, or the average ground level, where measurement is to determine maximum height.

Chimneys and/or aerials may exceed height limits by not more than 2m, provided that chimneys do not measure more than 1m in any horizontal dimension.

- (a) In this context average ground level means:
The mean of the highest and lowest ground level at the external walls of the building.
- (b) In this context ground level means:
The level of the ground at any point of measurement after completion of all subdivisional earthworks, and before commencement of any earthworks for the development of, or building on, the site.

Heritage Building or Site

Means buildings that contribute to an understanding and appreciation of New Zealand's history and cultures. They may include any land, temporary or permanent, moveable or immovable structures, or structures and anything that is in or fixed to any land. The term may include any building registered as a historic place under the Historic Places Act 1993 and/or a feature listed in Appendix 4 of this District Plan.

Heritage Item

Means any type of historic heritage place or area. It may include a historic building, historic site (including archaeological site), a place/area of significance to Māori, or heritage landscape.

Historic Heritage (as defined in Section 2 of the RMA1991)

- (a) Means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:
 - (i) archaeological:
 - (ii) architectural:
 - (iii) cultural:
 - (iv) historic:
 - (v) scientific:
 - (vi) technological; and



- (b) Includes
- (i) historic sites, structures, places, and areas; and
 - (ii) archaeological sites; and
 - (iii) sites of significance to Māori, including wāhi tapu; and
 - (iv) surroundings associated with the natural and physical resources

Historic Places (sites)

Means places that contribute to an understanding and appreciation of New Zealand's history and cultures. They may include land (and water) without any temporary or permanent building or structure. The term may include any site registered as a historic place under the Historic Places Act 1993. Historic sites may include historic sites of scientific value. For example, sites of geological and palaeontological value. Historic sites include archaeological sites. For the purposes of the RMA, an archaeological site may mean any place in New Zealand that either was associated with historic human activity; or is the site of historic wreck of any vessel; and is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.

Home Enterprise Activity

Means the use of a site for an activity which is secondary and incidental to the use of the site for residential purposes, where:

- (a) It is managed and carried out day to day by a person residing on the site, and
- (b) No more than one additional person residing elsewhere than on the site is employed on the site, and
- (c) All of the home enterprise activity is carried out, including the storage of materials, products, tools and machinery, within legally established principal or accessory buildings, and
- (d) Involves no retailing of goods from the site.

Hospital Activity

Means:

- (a) Any institution for the reception, diagnosis, treatment or convalescence of persons requiring medical treatment or suffering from any disease; or
- (b) Any maternity hospital;

and includes all clinics, dispensaries, out-patient departments, services, offices and other accessory activities maintained in connection with, or incidental to, the primary hospital activity.

Indigenous

Means flora or fauna that has established in New Zealand without human assistance before or after the arrival of human beings and includes species which are only found in New Zealand (endemic) as well as those found in New Zealand and also found elsewhere in the world but excludes indigenous understory established beneath plantation forests.

~~Indigenous Riparian Vegetation:~~

~~Indigenous vegetation that is less than 20 metres from a river, stream or lake bank or wetland edge.~~

Industrial Activity

Means the production, processing, assembly, servicing, testing, repair, and/or storage of any materials, goods or products, excluding service stations.

Informal Recreation and Ancillary Buildings

Means any activity whose primary aim is the enjoyment of physical activity of a primarily non competitive, casual nature and includes amenity and conservation plantings, children's play areas and equipment, shelters, public toilets and other buildings necessary for the maintenance of the park.

Infrastructure and other physical resources of regional or national importance (as identified in Policy 3-1 of the Regional Council's One Plan as Amended by Decisions and as relevant to the Ruapehu District)



- (a)(i) Facilities for the generation of more than 1 MW of electricity and its supporting infrastructure where the electricity generated is supplied to the electricity distribution and transmission networks;
- (a)(ia) The National Grid and electricity distribution and transmission networks defined as the system of transmission lines, subtransmission and distribution feeders (6.6kV and above) and all associated substations and other works to convey electricity;
- (a)(ib) Pipelines and gas facilities used for the transmission and distribution of natural and manufactured gas;
- (a)(iii) The road and rail networks as mapped in the Regional Land Transport Strategy;
- (a)(vi) Telecommunications and radiocommunications facilities;
- (a)(vii) Public or community sewage treatment plants and associated reticulation and disposal systems;
- (a)(viii) Public water supply intakes, treatment plants and distribution systems;
- (a)(ix) Public or community drainage systems, including stormwater systems;
- (b)(i) Solid waste facilities including landfills, transfer stations and resource recovery facilities that deal with municipal waste;
- (b)(ii) Flood protection schemes;
- (b)(iii) New Zealand Defence Force facilities.

Note: Although at this time there are currently no gas facilities used for the transmission and distribution of natural and manufactured gas within the Ruapehu District, these facilities may be established in the future and should continue to be included within the list of infrastructure and other physical resources of regional or national significance.

Kaitiakitanga

Means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources; and includes the ethic of stewardship.

Landscape Quality

Means both landscape character (being the physical aspects of the environment including its natural features) and landscape values (being the values the community) including the local iwi/tangata whenua attributes to a particular landscape.

Loading Zone

Means a space on a site suitable and available for fuelling and unloading of a heavy commercial vehicle and the adjustment, covering or tying of its load, and the loading, unloading or adjustment of any part of its load.

Mana Whenua

Means customary authority exercised by an iwi or hapu in an identified area.

Māori Cultural Activity

Means activities for the social, cultural and ceremonial purposes of the Māori people and includes village sites, Marae, meeting places, recreation grounds, sports grounds, church sites, burial grounds, landing places, and Nga Whenua Rahui (tangata whenua conservation areas). A cultural activity also includes tourist activities based on Māori culture undertaken on-site where one or more of the above activities occur, but shall be secondary and ancillary to the other activities.

Māori Cultural Education Activity

Education activities based on Māori language and/or culture.

Māori Customary Land

Means land that, in terms of Part 6 of the Te Ture Whenua Māori Land Act, has the status of Māori Customary Land.

Māori Freehold Land

Means land that, in terms of Part 6 of the Te Ture Whenua Māori Land Act, has the status of Māori Freehold Land.

**Māori Land**

Means Māori customary land, Māori freehold land and land gazetted as a Māori reservation for communal purposes.

Marae Activity

Means spiritual, social, political and economic gathering places of iwi, hapu, whanau and all manner of [Māori](#) groups and organisations. Marae may be whanau, hapu or iwi based. This activity includes building(s) used for meetings, recreation, cooking, sleeping, and ablutions.

Mast

Means any mast, pole or similar structure designed to carry aerials or antennas to facilitate radio communication or telecommunication.

Minerals (as defined under Section 2 of the Crown Minerals Act)

A naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water; and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks and building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1945

Minerals:
~~Means the same as in the Crown Minerals Act 1991.~~

Minor Upgrading – Electricity and Telecommunication Lines

Means the modification of electricity and telecommunication lines, utilising the existing support structures or structures of the same scale and similar character.

In terms of electricity lines, minor upgrading includes:

- (a) the addition of circuits and conductors;
- (b) the reconductoring of the line with high capacity conductors;
- (c) the resagging of conductors;
- (d) the addition of longer or more efficient insulators;
- (e) the addition of earthwires which may contain telecommunication lines, earthpeaks and lightning rods;
- (f) the addition of electrical fittings;
- (g) tower replacement of the same height and in the same location as existing towers;
- (h) strengthening of towers and foundations, and earthworks for this purpose;
- (i) the replacement of existing cross arms with cross arms of an alternative design; and
- (j) The bonding of conductors and alignment

Minor upgrading of electricity lines shall not include an increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage.

~~Minor Upgrading:~~

~~Means modification of electricity and associated telecommunication lines, utilising the existing support structures or structures of the same scale and similar character, and comprises: the resagging of conductors; the addition of longer or more efficient insulators; the addition of earthwires which may contain telecommunication lines, earthpeaks and lightning rods; the addition of electrical fittings; tower replacement in the same location as existing towers; strengthening of towers and foundations, and earthworks for this purpose; and the replacement of existing cross arms with cross arms of an alternative design.~~

Motorised Land Activity

Means activities providing sport, recreation or entertainment opportunities primarily through the provision and/or use of motorised vehicles, excluding any activity undertaken on a road, the surface of water, or as part of an airport activity.

Mount

Means a structure for attaching an antenna to an original utility structure or a replacement utility structure

Natural Hazard (as defined under Section 2 of the RMA)



Any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Natural Hazard:

Has the same meaning as in the Resource Management Act 1991

Net Site Area

Means site area exclusive of any access strip, right of way, access lot or similar.

Network Operator

Has the meaning given to it by Section 5 of the Telecommunications Act 2001

Network Utility Operation

Has the same meaning as in the Resource Management Act 1991.

Network Utility Operator (as defined under Section 166 of the RMA) a person who

- (a) Undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or
- (b) Operates or proposes to operate a network for the purpose of—
 - (i) Telecommunication as defined in section 5 of the Telecommunications Act 2001; or
 - (ii) Radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or
- (c) Is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or
- (d) Undertakes or proposes to undertake the distribution of water for supply (including irrigation); or
- (e) Undertakes or proposes to undertake a drainage or sewerage system; or
- (f) Constructs, operates, or proposes to construct or operate, a road or railway line; or
- (g) Is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or
- (h) Is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or
- (i) Undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act.

Network Utility Structure

Means any structure associated with a network utility.

Network Utility

Means an activity (including the associated facilities, works and structures) undertaken by a network utility operator and includes -

- The distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy.
- The operation of a telecommunication network as defined in section 5 of the Telecommunications Act 2001.
- The operation of radiocommunication network as defined in section 2(1) of the Radiocommunications Act 1989.
- electricity operation or electricity distribution as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section;
- The distribution of water for supply (including irrigation).
- drainage or sewerage reticulation.
- The operation of a road or railway line including navigation aids and beacons.
- The operation of an airport as defined by the Airport Authorities Act 1966.
- The provider of any approach control service within the meaning of the Civil Aviation Act 1990.
- the establishment and operation of facilities and installations or equipment to measure, collect and distribute meteorological and hydrological information, including telecommunication, radio and satellite links, and
- investigation of the potential use of a site for renewable electricity generation.

**Non-Complying Activity**

Has the same meaning as in the Resource Management Act 1991. See page [3](#) for an explanation of Activity Classes

Notional Boundary

Means a line 20m from the facade of any dwelling or the legal boundary where this is closer to the dwelling. In the instance of cross-lease or unit title, the legal boundary shall be the area shown on the certificate of title as an exclusive use area.

Original Utility Structure

Means a power pole, street light pole, traffic light pole, or structure like those kinds of poles, as it is before any of the following happens to it:

- (a) An antenna is added to it; or
- (b) It is modified to enable an antenna to be added to it; or
- (c) It is replaced to enable an antenna to be added to the replacement

Outdoor Living Space

Means outdoor space provided immediately adjacent to the main glazing of one of the main living areas for a unit's sole use. This space shall not be occupied by vehicles or other service and storage facilities. This may include decking.

Papakainga Housing Activity

Means a use of land or a building for the purpose of providing permanent living accommodation for [Māori](#) in a building designed to accommodate a family which includes sleeping, living and ablution facilities and may include areas for food preparation. Accessory buildings and ancillary uses secondary to residential living are also provided for.

Parking Space

Means a space on a site which is available at all times for the parking of vehicles.

Partial Demolition (in relation to the Heritage Rules)

Means to demolish a substantial part of any building or structure. Partial demolition includes façade retention which normally involves the demolition of the rear or a substantial part of a building or structure and the retention of the front or main façade and the construction of a new building or structure behind the preserved façade. Refer also to 'Demolition'.

Permitted Activity

Has the same meaning as in the Resource Management Act 1991. See page [3](#) for an explanation of Activity Classes

Prohibited Activity

Has the same meaning as in the Resource Management Act 1991. See page [3](#) for an explanation of Activity Classes

Prospecting Activity

Those activities undertaken at an early stage of mineral or gas resource identification and definition, with the objective of appraising the mineral or gas potential of a large area using standard geological surveying techniques, and ranking any mineralisation identified as being worthy of more detailed exploration. Prospecting activities include the following:

- (a) Geological mapping, including remote sensing via aerial photography, satellite images studies etc.
- (b) Geophysical survey, both aerial and ground.
- (c) Geochemical surveys, including soil, stream sediment, rock, vegetation and/or water or gas sampling, using hand held methods of sample collection and access provision.
- (d) Gridding and line surveying.
- (e) Minimum impact activity as defined in Section 2(1) of the Crown Minerals Act 1991

~~Those activities undertaken at an early stage of mineral resource identification and definition, with the objective of appraising the mineral potential of a large area using standard geological surveying techniques, and ranking any mineralisation identified as being worthy of more detailed exploration. Prospecting activities include the following:~~



- ~~Geological mapping, including remote sensing via aerial photography, satellite images studies etc.~~
- ~~Geophysical survey, both aerial and ground.~~
- ~~Geochemical surveys, including soil, stream sediment, rock, vegetation and/or water sampling, using hand held methods of sample collection and access provision.~~
- ~~Gridding and line surveying.~~
- ~~Minimum impact activity as defined in Section 2(1) of the Crown Minerals Act 1991.~~

Public Floor Area

Means the floor area designed to accommodate customers, excluding toilets and washrooms, ~~rooftop~~ parking areas, ~~stairwells machinery rooms~~ and liftshafts. Areas in which the public are not permitted such as office, kitchens, machinery rooms and storage areas are not included in public floor area.

Recreation and Community Activity

Means any land (including playing fields) or building or part thereof intended to be used principally for the assembly of people for recreation, entertainment, cultural instruction, worship ~~or~~ deliberation (but excluding motorised vehicle sports). These may also incorporate facilities which are ancillary to the main recreation activities such as grandstands, clubrooms, equipment storage sheds, floodlights, vehicle parking and manoeuvring areas, toilet/ablution blocks and tracks. Included within this definition are camping grounds, holiday parks and facilities which can gain a club license under the Sale of Liquor Act 1989.

Relocated Building

Means any building or part of a building relocated onto one site that previously has been located on another site but excludes buildings that have not previously been occupied or used and caravans which are not for the purpose of providing permanent accommodation such as provided for by a dwelling. In this context “permanent” is defined as for a continuous period exceeding four months.

Replacement Utility Structure

Means:

- (a) An original utility structure that has an antenna added to it; and
- (b) An original utility structure that -
 - (i) Is modified to enable an antenna to be added to it; and
 - (ii) Has an antenna added to it; and
- (c) A replacement of an original utility structure that -
 - (i) Replaces the original utility structure to enable an antenna to be added to the replacement; and
 - (ii) Has an antenna added to it

Residential Activity

Means any use of land or a building or part of a building for the purposes of permanent living accommodation and includes accessory buildings and ancillary uses secondary and accessory to residential living and includes papakainga, and dwellings, together with dwellings leased to tenants as flats.

Residential Care Activity

Means buildings and facilities used for accommodation and care, which have a residential character. This specifically includes:

- (a) Rest home for the aged or disabled; or
- (b) Hospice or respite care.

Facilities may include any residential accommodation for staff associated with the primary use of the site.

Reverse Sensitivity

Means the vulnerability of an existing legally established and/or consented activity to challenge from occupants and/or operators of other activities located in the vicinity which are sensitive to adverse environmental effects that may be



lawfully generated by the existing activity. This creates the potential for the operation of the existing legally established and/or consented activity to be constrained~~Reverse Sensitivity:~~

~~Means the vulnerability of an existing lawfully established activity to challenge from other activities located in the vicinity which are sensitive to adverse environmental effects that may be lawfully generated by the existing activity, thereby creating the potential for the operation of the existing activity to be constrained.~~

Risk

Means, with respect to Hazardous Substances, the probability of occurrence of an adverse effect from a substance combined with the magnitude of the consequence of that adverse effect.

River (as defined under Section 2 of the RMA1991)

Means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal)

Restricted Discretionary Activity

Has the same meaning as in the Resource Management Act 1991. See page 3 for an explanation of Activity Classes

Retail

Means an activity whereby goods, food, beverages or services are sold, exposed, displayed or offered for sale or direct hire to the public.

Road

Road is defined to include:

- (a) Road as defined in the Local Government Act 1974 and the Government Roading Powers Act 1989
- (b) All land comprising formed and existing roads under the control of ~~the Approved Organisation~~ a Road Controlling Authority.
- (c) For the purposes of clarification, ~~“tracking”~~ accessways, driveways, raceways and tracks on private land to service a legally established activity ~~is not~~ are excluded from the definition of a road.
- (d) Arterial roads
Are defined as roads with a dominant through traffic function either serving to link territorial authorities or major areas of activity within a territorial authority.
- (e) Collector roads
Are defined as locally preferred routes forming a link between the arterial roads and residential, commercial, industrial and recreational areas. Collector roads have a main through traffic carrying function but often also serve adjacent properties.
- (f) Local roads
Are defined as roads with the main function of providing access to adjacent properties.

Road Reserve

Means a formed legal road and the land, if there is any, right up to the legal boundary of the adjacent land.

Rock Grooming Activity

Means the movement of rock for the purpose of maintaining and enhancing ski runs.

Rural Activity

Means any activity for the production of primary produce directly from the land. It includes the breeding and keeping of livestock for the production of food, wool, skins or fur, horticulture, fruit or seed growing, flower production, and ~~market gardening~~ commerical vegetable production, including the growing of plants in ~~glasshouses~~ greenhouses and tunnel houses and also includes activities that are secondary and accessory to rural activities such as farm buildings and water supply and storage. Factory farming is specifically excluded from this definition.



Rural Character

Includes, but is not limited to the following elements:

- (a) A predominance of natural features with a high ratio of open space relative to the built environment;
- (b) Significant areas of vegetation in pasture, crops, forestry and/or indigenous vegetation;
- (c) A rural working production environment;
- (d) Presence of farmed animals;
- (e) Noises, smells and effects associated with the use of rural land for a wide range of agricultural, horticultural and forestry purposes;
- (f) Low population densities relative to urban areas;
- (g) Existence of some narrow and/or unsealed roads;
- (h) General lack of urban infrastructure, for example generally no footpaths, or street lighting and no reticulated water or sewage facilities.

Seismic Survey

Means to ascertain the nature of geological structures by recording the underground travel of sound waves generated by the use of explosive charges.

Service Court

Means an outdoor space provided for the provision of everyday services to a residential activity, including rubbish storage and clothes lines.

Service Station Activity

Means any site where the dominant activity is the sale of motor vehicle fuels (including petrol, LPG, CNG and diesel), and may also include any one or more of the following:

- (a) The sale of kerosene, alcohol based fuels, lubrication oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles; and
- (b) Mechanical repair and servicing of motor vehicles (includes motor cycles, caravans, boat motors, trailers) and domestic gardening equipment; and
- (c) Warrant of fitness testing; and
- (d) The sale of merchandise where this is an ancillary activity to the main use of the site.

In respect to a Service Station, the control of hazardous substances, being vehicle and associated fuels, shall be in accordance with the chapter of this Plan relating to hazardous substances.

Sign

Any display or other advertising device intended to attract attention which is visible from a public place and shall include a motor vehicle, trailer and the like and any board, hoarding or similar structure which supports or contains the sign, but shall not include:

- (a) Any advertising matter within a retail display window,
- (b) A sandwich board less than 1.5m in height located in a commercial zone,
- (c) Any device attached to a letterbox less than 0.25m² in size, or
- (d) Asset identification markers on public infrastructure, for example, the asset number of a power pole, substation or bridge.

~~Any display or other advertising device intended to attract attention which is visible from a public place and shall include a motor vehicle, trailer and the like and any board, hoarding or similar structure which supports or contains the sign, but shall not include any advertising matter within a retail display window, a sandwich board less than 1.5 metres in height located in a commercial zone, or any device attached to a letterbox less than 0.25m² in size.~~

- (a) **Temporary Signs**
Signs providing information to the community on an upcoming community event but shall exclude the reference to, or the display of, material associated with commercial enterprises such as logos, brand names or listening frequencies. In this context, the definition of a temporary sign excludes any sign which would fall under the definition of a commercial advertising sign.



- (b) **Commercial Advertising Signs**
Signs designed to inform the public of a good, product or service available from an enterprise and includes signs advising of shops, recreational opportunities, accommodation, industries, services such as banks and real estate agents and providers of regular recreational products such as skifields and mountain bike and river products. Commercial signs include signage associated with local body elections.
- (c) **Information Signs**
Signs providing information, including; safety instructions, warnings, and directory information, located within the Protected Areas Zone .
- (d) **Traffic Control and Advisory Signs**
Signs solely for the purpose of directing or controlling traffic located on roads conforming with nationally recognised standards approved by the road controlling authority.
- (e) **“Welcome to” Signs**
Signs advising people of an upcoming region, district or township and shall not include the display of material associated with commercial enterprises such as logos, brand names or listening frequencies, but may provide information to the community on an upcoming community event
- (f) **Warning signs**
Signs advising people of an environmental danger in the immediate vicinity that they are exposed to in a manner greater than the general public, and may contain information on how to avoid or minimise their exposure to that danger. For the purposes of clarification warning signs include signs erected on a skifield for its safe and efficient operation, and may contain information identifying the party erecting the sign.

Site

Means an allotment or allotments held in a separate Computer Freehold Register or any area of land that is managed as an individual unit, including areas of land subject to composite Computer Freehold Registers, or the equivalent, issued following a Cross Lease, Company Lease or Unit Title approval.

Site Coverage

Means the portion of net site area, expressed as a percentage, that is covered by buildings, including:

- (a) Decks (over 2m in height) and
(b) overhanging balconies; or
(c) other overhanging or cantilevered parts of buildings (including any part of the eaves and/or spouting projecting more than 0.6m measured horizontally from the exterior wall).

The following shall not be included in building coverage:

- (a) Pergolas;
(b) Underground carparking with landscaping above;
(c) Satellite dishes;
(d) Any swimming pool or tank which is not defined as a building;
(e) Any deck, including decks attached to a building, less than 2m in height.

~~Means the portion of net site area, expressed as a percentage, that is covered by buildings, including decks and overhanging balconies or other overhanging or cantilevered parts of buildings (including any part of the eaves and/or spouting projecting more than 0.6 metres measured horizontally from the exterior wall). The following shall not be included in building coverage:~~

- ~~• Pergolas;~~
- ~~• Underground carparking with landscaping above;~~
- ~~• Satellite dishes;~~
- ~~• Any swimming pool or tank which is not defined as a building.~~



Skifield Operation and Maintenance Activity

Includes Rock Grooming Activity, snow ploughing, snow grooming, trail preparation and maintenance, snow making, power generation primarily for skifield related activities, skifield administration and maintenance, collection, storage and use of water and related buildings, structures, facilities and activities, except for ski-lifts and gondolas.

Storage

Means, with respect to Hazardous Substances, the containment of a substance or mixture of substances, either above ground or underground, which is not being used for manufacturing or altered to another substance, but does not include substances used as a cooling or heating medium. Storage does include the filling and emptying of the container.

Street Furniture

Means a structure erected on a road that aids the functioning of that road for traffic, people and vehicle movement and includes lights and rubbish bins, but excludes signs.

Structure (as defined under Section 2 of the RMA)

Any building, equipment, device, or other facility made by people and which is fixed to land; and includes any raft.

Structure:

~~Has the same meaning as in the Resource Management Act 1991.~~

Subdivision (as defined under Section 87(b) of the RMA)

(a) The division of an allotment—

- (i) By an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or
- (ii) By the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or
- (iii) By a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or
- (iv) By the grant of a company lease or cross lease in respect of any part of the allotment; or
- (v) By the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or

(b) An application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226,— and the term **subdivide land** has a corresponding meaning.

Subdivision:

~~Has the same meaning as in the Resource Management Act 1991~~

Tangata Whenua

In relation to a particular area, means the iwi or hapu that holds mana whenua over that area.

Telecommunication Facility

Means

- (a) An antenna:
- (b) A cabinet and, if there is one, the concrete foundation plinth for the cabinet.

Telecommunications Lines

Has the same meaning as in Section 5 of the Telecommunications Act 2001.

Temporary Military Training Activity

Means a activity undertaken for Defence purposes in terms of the Defence Act 1990.

**Tino Rangatiratanga:**

Means full expression of chiefly authority.

Transfer Station

Means a facility that is used to collect and temporarily store a community's, or a number of dwellings', waste in a receptacle prior to its removal to a waste disposal facility, where all waste is contained so that it is not deposited on land and that any contaminants are not deposited on land or into water. For the purpose of clarification a transfer station does not include domestic rubbish bins on the site of a residential activity used solely by the residential activity on that site.

Transmission Line (as defined in the National Environmental Standards for Electricity Transmission Activities) Regulations, 2009)

- (a) means the facilities and structures used for, or associated with, the overhead or underground transmission of electricity in the national grid; and
- (b) includes transmission line support structures, telecommunication cables, and telecommunication devices to which paragraph (a) applies; but
- (c) does not include an electricity substation

Transmission line

Has the same meaning as in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.

Trimming

Means limbing or pruning a tree or shrub whilst maintaining its ability to survive.

Urban Zone

Means a Residential, Commercial, Industrial or Urban Settlement Zone.

Vegetation Clearance

Includes the burning, cutting, crushing, spraying and removal of all forms of vegetation including indigenous and exotic plants. It does not include that relating to routine cultivation, harvesting of horticultural crops or grazing, pruning or waste thinning operations or forestry (as defined).

Visitor Accommodation Activity

Means land or buildings used for transient accommodation and includes:

- (a) Motels.
- (b) Holiday houses and flats, including short term residential accommodation offered at a tariff.
- (c) ~~motor tourist lodges,~~

Club lodges (not located in the Protected Area Zone) (see definition below).

- (d) Camping facilities and backpackers.
- (e) ~~all rental residential accommodation offered at a tariff either long term or short term and provided accessory to the principal activity, any service or facility such as restaurant, swimming pool, playground and the like, for the use of occupants only, including the sale of liquor to persons lodging on the premises.~~ Club Lodges (not located in the the Protected Area Zone) means buildings that incorporate dormitory sleeping and communal cooking, eating and bathroom facilities, and managed by a recreational club, providing overnight accommodation to club members but do not include bar or cafe / restaurant facilities that are open the public.

Waste

Means any matter, whether liquid, gas or solid, which is discharged, unwanted or discarded by the current generator or owner as having little or no economic value, and which may include materials that can be reused, recycled or recovered. It does not include rubbish temporarily stored awaiting collection or forestry wood residue where such is returned to forest skid areas.

Waterbody (as defined under Section 2 of the RMA)



Fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.

Waterbody:

Has the same meaning as defined in the Resource Management Act 1991.

Wind Monitoring Mast

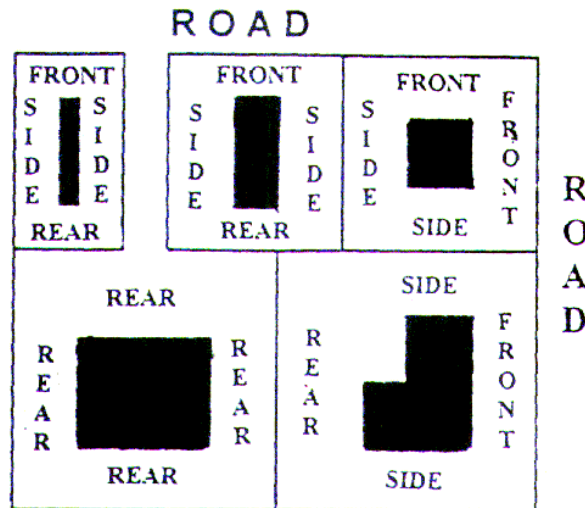
Means masts, for the purpose of wind resource measurement. This includes guy wires, radio telemetry equipment (for transmitting meteorological data) and various meteorological instruments to be erected at varying heights, including:

- (a) Anemometers to measure the average wind speed, wind gust speeds, turbulence intensity and wind shear.
- (b) Wind vanes to measure wind direction; and
- (c) Pther meteorological instruments to measure temperature, air pressure, humidity and rainfall.

Yard

Means a part of a site which is to be kept clear and unobstructed by buildings from the ground upwards, except that the eaves of any building and any roof, gutter, or down pipe may project over any yard.

- (a) **Front Yard**
Means a yard between the road boundary and a line parallel thereto, extending across the full width of the site.
- (b) **Rear Yard**
Means a yard on any site other than a corner site being bounded by the rear boundary of the site and a line extending across the full width of the site; except that the rear yard in respect of any rear site means a yard which except for any portion of the site comprised in a front yard, lies between the full length of all boundaries of the site and a line parallel thereto.
- (c) **Side Yard**
Means a yard which, except for any portion of the site comprised in a front or rear yard, lies between the full length of a side boundary and a line parallel thereto; except than in respect of a corner site every boundary not being a road frontage shall be deemed to be a side boundary.





INFORMATION REQUIREMENTS

IR1.1 Rule

The following information requirements are deemed a rule in this Plan for the purpose of:

- (a) Council carrying out its functions under the Act; and
- (b) Achieving the objectives and policies in this Plan.

IR1.2 Information Requirements

IR1.2.1 In addition to the requirements of the Act, the following information may be required along with an application for resource consent:

- (a) A completed resource consent application form.
- (b) [A description of the site including:](#)
 - (i) [A description of existing activities, buildings, topography and vegetation,](#)
 - (ii) [Information on the extent, volume and nature of any earthworks on the site,](#)
 - (iii) [The location of any electricity lines traversing the site; and](#)
 - (iv) [A description of any habitats \(eg, bush areas, wetlands and streams\) that the activity may adjoin or modify.](#)~~A description of the site; including a description of existing activities, buildings, topography and vegetation, information on the extent, volume and nature of any earthworks on the site, and a description of any habitats (e.g. bush areas, wetlands and streams) that the activity may adjoin or modify.~~
- (c) A description of the activity for which consent is sought and its location.
- (d) A statement specifying all other resource consents that the applicant may require from any consent authority in respect of the activity to which the application relates and whether or not the applicant has applied for such consents.
- (e) The prescribed administrative charge.
- (f) An assessment of any actual or potential effects that the activity may have on the environment and the ways in which adverse effects may be avoided, remedied, or mitigated in accordance with the Fourth Schedule of the Act.
- (g) ~~Certificates of Title for the subject site that are less than 3 months old.~~ [Current Certificate\(s\) of Title for the subject site. The date of the copy of the Certificate\(s\) of Title provided to Council must be less than three months old.](#)

[Advice Note:](#)

[Copies of the current property title obtained through Land Information New Zealand will be dated with a search date which verifies its age.](#)

- (h) Drawings illustrating the proposal.
 - (i) The drawings must include the details set out in paragraph 1, 2, 3 and 4 below as applicable:



- (1) A drawing showing the location of the site, with road name, property number and north point.
 - (2) A site plan of the property (to scale) showing the:
 - (A) Site boundary lengths and other dimensions in metres.
 - (B) Location of all existing buildings which are to remain on the site and all proposed buildings and structures (including, where applicable, eaves, balconies, courts and verandahs), and distances to site boundaries.
 - (C) Proposed use of each building.
 - (D) Position of any easement over the site.
 - (E) Location of existing or proposed vehicle crossings.
 - (F) Position, location and dimensions of every parking and loading space and the proposed access and manoeuvring areas.
 - (G) Proposed retaining walls, excavations and fill.
 - (H) Watercourses and wetlands on or adjoining the site.
 - (I) Areas of bush.
 - (J) Drainage and sewerage pipes within and adjacent to the site.
 - (K) [Known archaeological sites \(information available from the New Zealand Archaeological Association – see \[www.archsite.org.nz/\]\(http://www.archsite.org.nz/\)\), any listed heritage place, area or item and its location in relation to the proposed development.](#)
 - (3) Where the activity is for any activity other than a residential activity a floor plan to scale showing the:
 - (A) Use of all parts of the building, including basements, storage or services areas.
 - (B) Room layout of the building if this is known, and a clear identification of the use of different rooms, including seating arrangements.
 - (4) Elevations of each building (to scale) showing:
 - (A) Building heights and height in relation to any boundary.
 - (B) Maximum permitted height.
 - (C) Original ground levels along boundaries at 1m intervals in relation to the datum used.
- (i) The position of all service connections.
 - (j) Any signs to be associated with the proposal.
 - (k) Where reticulation is not available, details of any proposed methods for the disposal of effluent and stormwater, including plans indicating the location of the proposed system and any disposal field and the provision where relevant of:
 - (i) Percolation tests and reports.
 - (ii) Analysis of soil quality.
 - (iii) Stormwater management plans.
 - (iv) Analysis of subsoils through borehole tests.
 - (v) Information on underground hydrology.
 - (vi) [Location of a specified house site/s within rural subdivisions.](#)
 - (l) Where water reticulation is not available details of how potable water is to be obtained on site, if applicable.
 - (m) Details of the nature and use of any hazardous substances and an assessment of risk associated with such use.
 - (n) Analysis of any site contamination (including any potential site contamination), including remediation measures necessary to make the site suitable for the proposed use.



- (o) Analysis of the susceptibility of the site to a natural hazard event, including frequency of hazard events and flood or lahar levels where relevant, and the measures incorporated into the activity proposed on the site to avoid or mitigate adverse effects from the natural hazard.
- (p) Analysis of any susceptibility to ground instability or erosion including geotechnical and site specific engineering assessments.
- (q) In the case of a notified application a description of the outcomes of consultation undertaken with ~~nga~~ Relevant iwi.
- (r) A list of people affected by the proposal, including mailing addresses, a description of consultation undertaken with these potentially affected parties; if any, and any response to the views of any person consulted ~~A list of people affected by the proposal, including mailing addresses.~~
- (s) For any application other than a residential activity or a rural activity a statement identifying the number of staff which will be associated with the activity.
- (t) In the case of an application adjacent or abutting a State Highway a description of the outcome of consultation undertaken with the NZ Transport Agency.
- (u) In the case of an application for a proposal relating to a heritage resource identified in the schedule contained within the District Plan a description of the outcome of consultation undertaken with the New Zealand Historic Places Trust where the item is within the New Zealand Historic Places Trust Register.
- (v) In the case of an application adjacent or in the vicinity of a site administered by the Department of Conservation a description of the outcome of consultation, if any, undertaken with the Department of Conservation and any response to the views of those consulted ~~In the case of an application adjacent or abutting a site administered by the Department of Conservation a description of the outcome of consultation with the Department of Conservation.~~
- (w) To the extent relevant to the scale and nature of the proposal:
 - (i) Traffic impact assessments.
 - (ii) Visual and landscape assessments, both site specific and for the wider environment.
 - (iii) Site specific archaeological and heritage assessments.
 - (iv) Assessments in relation to the level of noise produced by the activity and whether it can comply with the underlying zone noise requirements.
- (x) In the case of an application that may result in an adverse effect on sports fish and game bird resources a description of the outcome of consultation, if any, with the Fish and Game Council (or its appropriate regional authority) and DOC for example the management of Lake Otamangakau, and Taupo Fishery and any response to the views of those consulted.
- (y) In the case of an application within 32m of the centre line of a high voltage transmission line a description of consultation undertaken with the line owner if any, and any response to the views expressed by the line owner.

Advice Note: In relation to the National Grid (transmission lines) the line owner is Transpower New Zealand Limited (or any successor).



IR1.2.2 In addition to the above rules and the requirements of the Act, in the case of a subdivision consent the following information is required as a rule of this Plan:

- (a) Where an amalgamation is proposed, the wording of an appropriate amalgamation condition.
- (b) The position of all new boundaries.
- (c) The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 231 of the Resource Management Act 1991.
- (d) The location and areas of any esplanade strips to be created under Section 232 of the Resource Management Act 1991.
- (e) The location and areas of any existing esplanade reserves, esplanade strips, or access strips.
- (f) The location and areas of any land below mean high water springs of the sea, or any part of the bed of a river or a lake, which is required under Section 237A of the Resource Management Act 1991 to be shown on a survey plan as land to be vested in the Crown.
- (g) ~~(e)~~—The location and areas of land to be set aside as new road.
- (h) Except where subdivision is a permitted activity or is for a utility service or to provide access, information is to be provided showing that each site is capable of being provided with electricity and telecommunication services.

IR1.3 Further information

- (a) Further information may be required from an applicant where it is considered necessary to better understand the nature of the activity, the effect it may have on the environment, or the ways in which adverse effects may be mitigated. Council may also commission a report, at the applicant's expense, on any matters raised in relation to the application or in any environmental assessment of effects

IR1.4 Affected Parties

- (a) Once an application has been received, Council may decide a person is an affected person in accordance with the provisions of Section 95E of the Resource Management Act 1991.
- (b) Affected parties may include:
 - (i) Owners and occupiers of the land.
 - (ii) Owners and occupiers of adjacent, nearby and/or downstream land.
 - (iii) Tangata whenua.
 - (iv) Downstream resource users (eg, with an earthworks application potentially causing sedimentation of a stream, the holder of a downstream water take consent would be considered affected):
 - (v) The Regional Council.
 - (vi) Those persons or organisations whose use or enjoyment of an area could be adversely affected eg, the New Zealand Fish and Game Council and DOC (or its relevant regional authority) in relation to the effects of activities on sports fisheries and game bird resources).



- (vii) Adjoining owners/occupiers with sensitive activities (reverse sensitivity effects, eg, residential subdivision occurring next to existing rural activities)
- (viii) Any other person whom Council considers is affected in a manner different from the public generally.

- (c) If an applicant chooses to seek the written approval of any person who is an affected person, the time period starting at the date the approval of the affected person was requested and ending when the approval is provided, will be excluded from the processing time in accordance with Section 88E(3) of the Resource Management Act 1991.

- (d) However, if an applicant is unable to obtain the written approval of those parties considered to be adversely affected, this may result in the requirement for full or limited notification of the application.



NOTIFICATION GUIDANCE

- (a) Resource consent applications can be processed on either a notified or notified basis.
- (b) There are two types of notified resource consent applications:
- (i) Publicly notified - allows any person to lodge a submission in support and/or opposition, or to indicate a neutral position with respect to an application
 - (ii) Limited notified - notice of the application is served on all affected persons, allowing only those persons identified as affected to lodge a submission. However those persons who are identified as affected and have provided their written approval to the application, do not need to be served notice, and cannot lodge a submission.
- (c) Non-notified resource consent applications are those applications that are not publicly or limited notified. They are applications where Council has decided that the proposed activity, or a requested change or cancellation of an existing resource consent condition:
- (i) Will not have, or is not likely to have more than minor adverse effects on the environment (in accordance with s95D) ; and
 - (ii) A rule of a plan or national environmental standard does not require notification; and either:
 - (iii) No parties are considered adversely affected; or
 - (iv) All parties considered to be adversely affected have provided their written approval.
- (d) In deciding for notification purposes, whether the adverse effects of an activity will be minor Council may take into account (but not be limited to) the following:
- (i) The proximity of the proposed activity to conservation land, in particular the Tongariro National Park, and the potential effects of the activity on the landscape, ecological, habitat, recreational, cultural and other recognised values of the conservation land.
 - (ii) The potential adverse landscape and ecological effects of the proposed activity, particularly where the activity affects an outstanding natural feature or landscape as identified in the District Plan.
 - (iii) The relationship of Māori and their culture and traditions with their ancestral lands, water, protection of taonga, and sites of cultural, spiritual and symbolic importance.
 - (iv) The potential adverse effects of a proposed activity on the amenity values of a neighbourhood, or the rural character of an area.
 - (v) The relationship between existing and new urban areas, including potential effects of the activity on a connected street system, and other urban design and amenity matters
 - (vi) The potential adverse effects of the proposed activity on regionally and nationally significant infrastructure.
 - (vii) Whether the proposed activity involves the use of hazardous substances and/or installations that are likely to have adverse effects.
 - (viii) The degree of documented consultation which has taken place including independently facilitated pre-hearing meetings.
 - (ix) The number and complexity of issues associated with the proposed activity and the level of public concern about the proposed activities actual or likely adverse effects on the environment.

Advice Note:

The above matters are intended to provide guidance to plan users on the matters to which Council could have regard when making decisions around notification in accordance with the relevant sections of Part 6 of the Resource Management Act.