



## SPECIAL ACTIVITIES - RULES

### SA3.1 Rule Statement

The following rules shall apply to Special Activities across the District. The rules of this Chapter override the other rules of the District Plan, unless specifically referred to below, except all activities must comply with the following Rules:

- (a) Signage Rules,
- (b) Heritage Rules.

Regard shall be had to all Objectives and Policies which may be relevant to any proposed activity subject to the provisions of this Rule. This includes, but shall not be limited to the Special Activities - Policy section and the applicable zone policy section.

### SA3.2 Rules

#### SA3.2.1 Permitted Activities

The following activities are Permitted Activities:

- (a) Any land use or activity identified in the Schedule of Special Activities in section SA3.5, as it existed on 15 December 2011.

*Advice Note:*

*If the noise levels of the Special Activity as it existed on [insert date decision made on plan] currently exceed the noise limits set out in the relevant zone, then the existing noise level is to be the maximum noise level permitted until such time as the activity seeks to undertake any expansion, redevelopment or addition. At this time the criteria within Rule SA3.3 shall apply and the maximum noise level permitted will be as specified within Rule SA3.3.5.*

- (b) Any permitted landuse or subdivision activity for the zoning of the site or sites containing the activity.
- (c) The maintenance\* and/or minor upgrade\* of any land use or activity identified in the Schedule of Special Activities in section SA3.5, and any ancillary land use activity associated with that maintenance and upgrading.

\*For the purpose of this Rule

- (i) Maintenance, means activities involved with the restoration or repair of any component or structure associated with the Special Activity, including any activities required for the protective care and monitoring of structures in order to arrest the processes of decay, structural fatigue, erosion or dilapidation. This includes restoration and repair of buildings, plant and equipment and water areas, provided the activity does not change the character, scale or intensity of any effects of the activity or its component parts on the environment (except to reduce any adverse effects, or increase any positive effects where no additional adverse effects are created).



- (ii) Minor upgrade, means all activities associated with improving the function of the land use or activity provided the function of the land use or activity does not change the character, scale or intensity of any effects of the activity on the environment (except to reduce any adverse effects, or increase any positive effects where no additional adverse effects are created) and may include:
- (1) Repair and replacement of worn or technically deficient structures, plant or equipment;
  - (2) The erection of any aerial, antennae or communication dish, not exceeding 5m<sup>2</sup> in area located on top, or within any existing structure, provided the top of the aerial, antennae or communication dish does not exceed the maximum height requirements of the underlying zone; and
  - (3) Any associated earthworks and vegetation removal where these activities comply with the permitted activity criteria of the underlying zone, and/or the Indigenous Vegetation and Habitats of Indigenous Fauna Rules.

### SA3.2.2 Controlled Activities

The following activities are Controlled Activities provided they comply with the General Conditions outlined in section SA3.3.

Such activities shall be considered without the need to obtain written approval from affected parties and without the need for notification. Applications will be assessed and conditions imposed only in respect of the Matters of Control specified below and the Assessment Criteria specified in section SA3.4.

- (a) Any expansion, redevelopment or addition to the activities listed in the Schedule of Special Activities in section SA3.5 that complies with the General Conditions specified in section SA3.3 below.

Council has reserved control over the following matters:

- (i) Financial Contributions
  - (ii) Amenity Values
  - (iii) The adequacy of the proposed infrastructure, and the impact this infrastructure will have on the surrounding environment.
  - (iv) Visual Appearance, including landscaping and screening
  - (v) Effects on the neighbourhood
  - (vi) Effects on quality of the Environment
  - (vii) Sustainable Management of Natural and Physical Resources
- (b) Any controlled landuse or subdivision activity for the zoning of the site or sites containing the activity.

### SA3.2.3 Discretionary Activities

The following activities are Discretionary Activities.

Applications will be assessed against but not limited to the Assessment Criteria noted in section SA3.4 below

- (a) Any expansion, redevelopment or addition to the activities listed in the Schedule of Special Activities in section SA3.5, provided for as a Controlled Activity by Rule SA3.2.2(a) but fails to meet one or more of the General Conditions outlined in section SA3.3.

Relevant Objectives and Policies – SA2.2.2(a) and SA2.2.3(d)



- (b) Any discretionary landuse or subdivision activity for the zoning of the site or sites containing the activity.

Relevant Objectives and Policies – See corresponding rule of relevant zone.

**SA3.3 General Conditions**

Compliance with the following General Conditions is required for all Controlled Activities as outlined in Rule SA3.2.2 above.

**SA3.3.1 Site**

- (a) The activity shall be listed within the Schedule of Special Activities in section SA3.5 or located on the site identified in the Schedule of Special Activities in section SA3.5.

**SA3.3.2 Transportation**

- (a) All activities shall demonstrate compliance with the relevant provisions of the “~~Road Transport Rules~~[Transport Infrastructure and Car Parking - Rules](#)” section of the District Plan.

Relevant Assessment Criteria: Refer “~~Road Transport Rules~~[Transport Infrastructure and Car Parking - Rules](#)” section

**SA3.3.3 Hazardous Substances**

- (a) All activities shall demonstrate compliance with the relevant provisions of the “Hazardous Substances – Rules” section of the District Plan.

Relevant Assessment Criteria: Refer “Hazardous Substances – Rules” section

**SA3.3.4 Maximum Height and Daylight Angle**

- (a) The maximum height of any building or part of a building shall comply with the height conditions for the Zone (see relevant zone rules).

Relevant Assessment Criteria: Refer to assessment criteria of the relevant Zone, e.g. the Residential Height Assessment Criteria.

**SA3.3.5 Noise**

- (a) All activities must at the boundary of the site of a Special Activity comply with the noise requirements in relation to the zoning of the land as shown on the planning maps. Table 2 below outlines the corresponding rule:

**Table 2: Noise Conditions to be complied with:**

Zone	Condition to be Complied With
Residential	RE3.3.7



Commercial	CM3.3.3
Industrial	IN3.3.5
Rural	RU3.3.6
Protected Areas	PA3.4.2.1
Urban Settlement	US3.3.7

Relevant Assessment Criteria: Refer to assessment criteria of the relevant Zone, e.g. the Commercial Noise Assessment Criteria.

*Advice Note:*

*Archaeological* If it is possible that archaeological sites may be affected by the proposed work then the site is subject to a consenting process under the Historic Places Act 1993.

Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of [Māori](#) and European origin or human burials.

If any activity associated with this proposal, such as earthworks, fencing or landscaping may modify, damage or destroy any archaeological site(s) an authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement. It is an offence to modify, damage or destroy a site for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage. The applicant is advised to contact the New Zealand Historic Places Trust for further information.

### SA3.4 Assessment Criteria

Controlled Activities will be assessed with regard to the matters that Council has reserved control over (see SA3.2.2).

Discretionary Activities will be assessed against any relevant assessment criteria for the Zone, with consideration being given to any specific features.

Reference to relevant assessment criteria in other sections of the District Plan may be required as stated for the General and Specific Conditions above.

### SA3.5 Schedule Of Special Activities

#### SA3.5.1 Hospital and Health Care Activity

(a) [Taumarunui Hospital - Section 37 Block II Piopotea West Survey District located on Kururau Road, Taumarunui.](#)

~~(a) Taumarunui Hospital - Section 37 Block II Piopotea West Survey District.~~

#### SA3.5.2 Marae and Cultural Activities

(a) [Manu Ariki Marae - Pt Rangitoto Tuhua 55B1B Block LX Tuhua SD - Marae Reserve for Use and Benefit of People of NZ - Gaz 84/214 located on Ongarue Back Road, Okahukura, Taumarunui.](#)  
~~Manu Ariki Marae - Pt Rangitoto Tuhua 55B1B Block LX Tuhua SD - Marae Reserve for Use and Benefit of people of NZ - Gaz 84/214~~

**SA3.5.3 Timber Processing**

- (a) Tangiwai Mill – Lot 1 LT70430 Block XII Karioi Survey District located on State Highway 49, Tangiwai, Ohakune.  
~~Tangiwai Mill – Lot 1 LT 70430 Block XII Karioi Survey District.~~

**SA3.5.4 Pulp and Paper Processing**

- (a) Karioi Pulp Mill – Section 3 Block XII Karioi Survey District, located on State Highway 49, Karioi, Ohakune.  
~~Karioi Pulp Mill – Section 3, Block XI Karioi Survey District.~~

**SA3.5.5 Outdoor Pursuits**

- (a) Sir Edmond Hillary Outdoor Pursuits Centre – Taurewa of Tawhitikuri OPC Sites (6080/3080/4A) on State Highway 47, Taurewa.  
~~Sir Edmond Hillary Outdoor Pursuits Centre – Taurewa of Tawhitikuri OPC Sites (6080/3080/4A).~~

**SA3.5.6 Electricity Generation**

- (a) Power Station
- (i) Piriaka Power Station - All land use components associated with the Piriaka Power Station including the existing weirs, intake structures and tail race - Lots 11, 12 and 13 DP 67920, Section 1 SO 36210 and Section 7 SO 26608, Section 41 Block II Hunua SD Ohura South D No.5D Section 5A, located on State Highway 4, Piriaka.  
~~(i) Piriaka Power Station – Lots 11, 12 and 13 DP 67920 Section 7 SO 26608, Sec 41 Block II Hunua SD Ohura South D No.5D Section 5A.~~

(b) Raetihi Hydro Station

- (i) Makotuku Stream intake and water race - Lot 2 DP 10354 part Section 9 (CT 435/258) Block II Makotuku SD.
- (ii) Water race from Makotuku Valley Road - Pt Section 3 Block III (CT 435/258) Makotuku SD Lot 1 DP 10354.
- (iii) Makara Stream intake and water race - Lots 1 and 2 DP 8697, (CT 435/258) parts Sections 3 and 8, Block III, Makotuku SD.
- (iv) Makaraiti Stream intake and pond - Lot 1 part Section 8 (CT 434/295) Block III Makotuku SD.
- (v) Water race from Middle Road - Lot 3 DP 8697, part Section 9 (CT 450/19) Block II Makotuku SD.
- (vi) Forebay dam and lake, off Middle Road, Raetihi - Part Section 9 (CT 381/30 and CT 539/136), Block II, Makotuku SD.
- (vii) Water race, pipeline and power station, Middle Road - part Section 9 (CT 450/19) Block II Makotuku SD.

~~(b) Raetihi Hydro Station~~

- ~~(i) Makotuku Stream intake and water race – Lot 2 DP 10354 part Section 9 (CT 435/258) Block II Makotuku SD.~~
- ~~(ii) Water race from Makotuku Valley Road - Pt Section 3 Block III (CT 435/258) Makotuku SD Lot 1 DP 10354.~~
- ~~(iii) Makara Stream intake and water race – Lots 1 and 2 DP 8697, (CT 435/258) parts Sections 3 and 8, Block III, Makotuku SD.~~



- ~~(iv) Makaraiti Stream intake and pond Lot 1 part Section 8 (CT 434/295) Block III Makotuku SD.~~
- ~~(v) Water race from Middle Road Lot 3 DP 8697, part Section 9 (CT 450/19) Block II Makotuku SD.~~
- ~~(vi) Forebay dam and lake, off Middle Road, Raetihi Part Section 9 (CT 381/30 and CT 539/136), Block II, Makotuku SD.~~
- ~~(vii) Water race, pipeline and power station, Middle Road part Section 9 (CT 450/19) Block II Makotuku SD.~~

(c) Tongariro Power Scheme

- (i) All land use components of the Tongariro Power Scheme existing on the date that this Plan is made Operative. Tongariro Power Development

~~All land use components of the Tongariro Power Development existing on the day that a decision was made on this Plan.~~

(d) Electricity Distribution Depots

- (i) Pt Lot 20 DP 4512 Ohura South NZE363 Lots 5 - 9 and part Lots 11B5 and 11B6 (The Lines Company).
- (ii) Lot 5 DP 82752, Borough of Ohakune (The Lines Company) located at 10 Old Station Road, Ohakune.
- ~~(viii) Pt Lot 20 DP 4512 Ohura South NZE363 Lots 5 - 9 and part Lots 11B5 and 11B6 (The Lines Company).~~
- ~~(ix) 10 Old Station Road, Lot 5 DP 82752, Borough of Ohakune (The Lines Company).~~

(e) Substations

- (i) Pt Sec 12 Blk III Ohura Survey District (Electrical substation).
- (ii) Lot 1 DP 8603 being Pt Sec 18(4) Blk XI Tangitu SD (Electrical substation).
- (iii) Lot 10 DP 4980 being Pt Ohura South G No 1 and G No 3 Blocks (Electrical substation/depot).
- (iv) Lot 1 DP 28016, Pt Sec 19 Blk II Hunua SD (Electrical substation).
- (v) Sec 20 SO 37054 (Electrical substation).
- (vi) Secs 7 & 8 Blk XIV Tongariro SD (Electrical substation).
- (vii) Otukou Substation, Pt Papakai (Electrical substation).
- ~~(x) Pt Sec 12 Blk III Ohura Survey District (Electrical substation).~~
- ~~(xi) Lot 1 DP 8603 being Pt Sec 18(4) Blk XI Tangitu SD (Electrical substation).~~
- ~~(xii) Lot 10 DP 4980 being Pt Ohura South G No 1 and G No 3 Blocks (Electrical substation/depot).~~
- ~~(xiii) Lot 1 DP 28016, Pt Sec 19 Blk II Hunua SD (Electrical substation).~~
- ~~(xiv) Sec 20 SO 37054 (Electrical substation).~~
- ~~(xv) Secs 7 & 8 Blk XIV Tongariro SD (Electrical substation).~~
- ~~(xvi) Otukou Substation, PT PAPA KAI (Electrical substation).~~

### SA3.5.7 Depots

(a) Construction Depots

- (i) Lot 1 DP 15854 (Downer EDI Works Limited) located at 58 Kururau Road, Taumarunui.
- ~~(i) Lot 1 DP 15854 (Downer EDI Works Ltd).~~

### SA3.5.8 Education

(a) School

- (i) St Patrick's School - Lots 1 and 2 DP 33927, Lots 1 PT Lot 2 DP 15557, Sec 2 Blk VI Sec 2 Blk VII Rangaroa Village located at 12 High Street, Taumarunui. St Patrick's School - Lots 1 and 2 DP 33927, Lots 1 PT Lot 2 DP 15557, Sec 2 Blk VI Sec 2 Blk VII Rangaroa Village.