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## Introduction

This document outlines the Commissioners recommended changes to the Proposed Changes to the Ruapehu District Plan (notified June 2010). It also contains the key reasons for these recommended amendments.

This document addresses the following chapters:

- Hazardous Substances
- Surface of Water
- Miscellaneous Requests
- Financial Contributions
- Tidy Up Report

### **Complete Wording of Provisions is provided in the *Recommended Proposed Plan Change to the Ruapehu District Plan (December 2011)***

Please note, recommended changes may be addressed in a number of different sections of this and the accompanying documents. To see a complete version of any individual changes see the *Recommended Proposed Plan Change to the Ruapehu District Plan (December 2011)*.

### **Principle Document**

Every effort has been taken to ensure that the amendments to the plan change text are identical in both this document and the *Recommended Proposed Plan Change to the Ruapehu District Plan (December 2011)*. However, should there be any inconsistencies between the two documents, the wording in the *Recommended Proposed Plan Change to the Ruapehu District Plan (December 2011)* will be taken as the correct wording.

### **Numbering Inconsistencies**

Due to changes in numbering as a result of submissions we have tended to use the original numbers given to provisions when the Plan Change was notified in this document (however there are examples where the amended reference numbers have been used). However, amended numbers are used in the *Recommended Proposed Plan Change to the Ruapehu District Plan (December 2011)* and will therefore be taken as the correct numbering.





## HAZARDOUS SUBSTANCES

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.1 Hazardous Substances – Policy HS 2.2 Risks</b>			
None	<p>The NES on the management of contaminated land is due shortly and further changes may need to be reflected in the District Plan provisions. As a Plan Change would be required at that stage, it is considered best to leave any necessary amendments on this matter until there is certainty about the details of the NES.</p> <p>It is however noted that minor administrative changes are proposed in recognition of the NES</p>	<p>Michael Plowman (211.19) Accepted                      Horizons Regional Council (280.10) Accepted <sup>(1)</sup>  <b>Further Submissions:</b>                      Federated Farmers of New Zealand (1076.36) – to 280.10 Accepted <sup>(1)</sup>                      The Oil Companies (1090.1) – to 280.10 Accepted <sup>(1)</sup>                      Horticulture NZ (1073) – to 280.10 Accepted <sup>(1)</sup></p> <p><sup>(1)</sup>insofar as it is acknowledged that more specific provisions dealing with the management of contaminated land than presently proposed need to be included in the Plan.</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.2 Hazardous Substances – Policy HS 2.2 Risks</b>			
<p>Include paragraph at HS 2.2..3.1 Explanation of Policies as follows:</p> <p>The policies in relation to hazardous substances are concerned with adverse off-site effects of the management of hazardous substances in hazardous facilities. Where a particular code, standard or industry practice provides one possible means of compliance to meet resource management requirements on the management of hazardous substances associated with a particular activity and location, it can be addressed within the consent condition framework.</p>	<p>The matter addressed by the submitter is reflected appropriately in the wording of the proposed provisions. Compliance with specific codes, standards and guidelines is a means of compliance to be evaluated in individual cases and not a generic policy. For this reason an additional paragraph to the explanation of policies has been inserted.</p>	<p>Horticulture New Zealand (281.21) Accepted in Part  <b>Further Submissions:</b>                      Federated Farmers of New Zealand (1076.37) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.3 Hazardous Substances – Rules Appendix 3</b>			
(Appendix 3) 'm.s.z.' means 'more sensitive zone'. This includes any land use zones in the Ruapehu District Plan which provide for land uses generally considered more sensitive than the one the proposed hazardous facility is located in. It does not include a land use that may be more sensitive than the land uses generally provided for in the zone that activity is located in, for example a takeaway bar in an industrial zone. The grouping of zones is based on the table above, i.e., industrial zones are least sensitive, rural and commercial zones have a medium sensitivity and all residential and protected area zones are the most sensitive.	The provisions reflect current best practice and are consistent with most other District Plans and national guidance on this issue.	Ashley Cole (137.38) Rejected Horticulture New Zealand (281.29) Accepted in Part <sup>(1)</sup> <b>Further Submissions:</b> Federated Farmers of New Zealand (1076.38) – to 281.29 Rejected Hancock Forest Management (NZ) Ltd (1105.2) – to 281.29 Rejected <sup>(1)</sup> as far as clarification of what constitutes a more sensitive zone is concerned. The submission is rejected in all other regards	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.4 Hazardous Substances - General</b>			
None	Compliance with HSNO does not equate to an activity not having any adverse effects on the environment in a particular location. The provisions as proposed are necessary to achieve the requirements of the Act. They are consistent with established practice across the country and national guidance on this issue.	Winstone Pulp International (193.1) Rejected <b>Further Submissions:</b> Meridian Energy Ltd (1045.68) Rejected Hancock Forest Management (NZ) Ltd (1105.3) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.5 Hazardous Substances – Rule HS 3.3.1</b>			
None	No action necessary	Horizons Regional Council (280.25) Rejected	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.6 Hazardous Substances – Rule HS3.2.1 List of Permitted Activities</b>			
None	Compliance with NZS 8409 does not equate to a hazardous facility not having any adverse effects on the environment in a particular location. The provisions as proposed are necessary to achieve the requirements of the Act. They are consistent with established practice across the country and national guidance on this issue.	Horticulture New Zealand (281.27) Rejected Ruapehu and Wanganui Federated Farmers of New Zealand (284.67) Rejected <b>Further Submissions:</b> Ernslaw One Ltd (1044.134) – to 281.27 Rejected NZ Forest Managers (1074.50) – to 281.27 Rejected Hancock Forest Management (NZ) Ltd (1105.4) – to 281.27 Rejected Winstone Pulp International Ltd (1106.90) – to 281.27 Rejected Ernslaw One Ltd (1044.151) – to 284.67 Rejected Hancock Forest Management (NZ) Ltd (1105.5) – to 284.67 Rejected Winstone Pulp International Ltd (1106.107) – to 284.67 Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.7 Hazardous Substances – Rule HS3.2.1 and Appendix 3</b>			
None	The submitter supports the provisions as proposed. No opposing further submission was made.	Powerco Limited (289.6) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.8 Hazardous Substances – Rules HS3.2.2(a) &amp; (b), HS3.3 &amp; HS3.4</b>			
<p>HS3.2.2 <u>Controlled Activities</u></p> <p>The following activities are Controlled Activities provided they comply with the General Conditions outlined in section HS3.3 and Specific Conditions outlined in section HS3.4.</p> <p>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 HS3.5.</p> <p>(a) The storage of fuel, up to 100,000 litres of petrol and up to 50,000 litres of diesel in underground storage tanks associated with the retail sale of fuel, provided it can be demonstrated that compliance with occupational health and safety and HSNO requirements is achieved.</p> <p>(b) The retail sale of LPG, with a storage of up to six tonnes (single vessel storage) of LPG, provided it can be demonstrated that compliance with occupational health and safety and HSNO requirements is achieved.</p> <p>The Council has reserved control over the following matters:</p> <ul style="list-style-type: none"> <li>• The proposed operation and site layout.</li> <li>• Demonstration that safe routes have been selected and will be utilised for the transport of hazardous substances on and off-site.</li> </ul>	<p>The provisions reflect current best practice and national guidance on this issue.</p>	<p>Oil Companies (290.4) Accepted in part with regard to removing two items from the list of matters over which control is reserved but rejected otherwise</p> <p>Horticulture NZ (1073.32) Accepted</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.8 Hazardous Substances – Rules HS3.2.2(a) &amp; (b), HS3.3 &amp; HS3.4</b>			
<ul style="list-style-type: none"> <li>• The sensitivity of the surrounding natural, human and physical environment.</li> <li>• Separation distances and the type of environment/number of people potentially at risk from the proposed facility.</li> <li>• Potential hazards and exposure pathways arising from the proposed facility.</li> <li>• Potential cumulative hazards presented in conjunction with neighbouring facilities.</li> <li>• Proposed fire safety and fire water management.</li> <li>• Proposed spill contingency and emergency planning.</li> <li>• Proposed monitoring and maintenance schedules.</li> <li>• Proposed waste management.</li> <li>• Proposed hazardous substance transport arrangements.</li> <li>• Compliance with relevant Codes of Practice.</li> <li>• Compliance with relevant standards.</li> <li>• Interaction with natural hazards, as applicable.</li> </ul>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.9 Hazardous Substances – Rules HS3.3 General Conditions</b>			
None	The relevance of adherence to external documents which have not been specifically written for the purpose of resource management compliance is best assessed on a case by case basis rather than removing the ability for scrutiny altogether.	Horticulture New Zealand (281.28) Rejected <b>Further Submissions:</b> NZ Forest Managers (1074.51) Rejected Federated Farmers of New Zealand (No 1076.39) Rejected Ernslaw One Ltd (1044.133) Rejected Winstone Pulp International Ltd (1106.89) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.10 Hazardous Substances – Rule HS3.3.4 Site Drainage Systems</b>			
<p>HS3.3.1 <u>Hazardous Facilities Site Design</u></p> <p>(a) Any part of a hazardous facility which is involved in the manufacture, mixing, packaging, storage, loading, transfer, usage or handling of hazardous substances shall be designed, constructed and operated in a manner that prevents:</p> <p>(i) the occurrence of any off-site adverse effects from the activities on people, ecosystems, physical structures and/or other parts of the environment unless permitted by a resource consent</p> <p>(ii) contamination of air, land and/or water (including groundwater and potable water supplies and surface waters) in the event of a spill or other type of release of hazardous substances.</p> <p>(b) Details for site design, construction and operation (including emergency spill procedures) may need to be certified by a suitably qualified engineer, to achieve the above.</p> <p>HS3.3.2 <u>Hazardous Facilities Site Layout</u></p> <p>(a) The hazardous facility must be designed in a manner to ensure that separation between on-site facilities and the property boundary is sufficient for the adequate protection of neighbouring facilities, land uses and sensitive environments.</p> <p>(a) Details for site design, type and volume of hazardous substances, nature of operation and</p>	<p>The changes are recommended to avoid any ambiguity and perception of duplicity or conflict with regard to conditions, particularly for site drainage systems on hazardous facilities. The amendments do not alter the intent of the general conditions and remain consistent with national guidance and established practice.</p>	<p>Horizons Regional Council (280.26) Accepted in Part</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.10 Hazardous Substances – Rule HS3.3.4 Site Drainage Systems</b>			
<p>safe separation distances may need to be certified by a suitably qualified engineer, to achieve the above.</p> <p><u>HS3.3.3 Storage of Hazardous Substances</u></p> <p>(a) The storage of any hazardous substances must be carried out in a manner that prevents:</p> <p>(i) the unintentional release of the hazardous substance</p> <p>(ii) the accumulation of any liquid or solid spills or fugitive vapours and gases in enclosed off-site areas, resulting in potentially adverse effects on people, ecosystems or built structures.</p> <p><u>HS3.3.4 Site Drainage Systems</u></p> <p>(a) Site drainage systems must be designed, constructed and operated in a manner that prevents the entry or discharge of hazardous substances into the stormwater and/or sewerage systems unless permitted by a network utility operator. All stormwater grates on the site shall be clearly labelled to be for stormwater only.</p> <p>(b) Compliance can further be achieved through using a precautionary, including clearly identified access holes, roofing, sloped pavements, interceptor drains, containment and diversion valves, oil-water separators, sumps and similar systems.</p> <p><u>HS3.3.5 Hazardous Facilities Spill Containment System</u></p> <p>(a) Any parts of the hazardous facility site where a hazardous substance spill may occur must be</p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.10 Hazardous Substances – Rule HS3.3.4 Site Drainage Systems</b>			
<p>serviced by a suitable spill containment system that is:</p> <ul style="list-style-type: none"> <li>(i) constructed from impervious materials resistant to the hazardous substances used, stored, manufactured, mixed, packaged, loaded, unloaded or otherwise handled on the site; and for liquid hazardous substances: <ul style="list-style-type: none"> <li>1. able to contain the maximum volume of the largest tank present plus an allowance for stormwater or fire water for drums or other smaller containers, able to contain half of the maximum volume of substances stored, plus an allowance for stormwater or fire water</li> <li>2. able to prevent any spill or other unintentional release of hazardous substances, and any stormwater and/or fire water that has become contaminated, from entering the stormwater drainage system, unless permitted by a network utility <u>operator</u></li> </ul> </li> <li>(ii) able to prevent any spill or other unintentional release of hazardous substances, and any stormwater and/or fire water that has become contaminated from discharging into or onto land and/or water (including drainage systems, groundwater and potable water supplies) unless permitted by a resource consent.</li> </ul> <p>(b) Details of the spill containment system may need to</p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.10 Hazardous Substances – Rule HS3.3.4 Site Drainage Systems</b>			
<p>be certified by a suitably qualified engineer, to achieve the above. Suitable means of compliance include graded floors and surfaces, bunding, roofing, sumps, fire water catchments, overflow protection and alarms, and similar systems.</p> <p><del>HS 3.3.6 Hazardous Facilities Stormwater Drainage</del>  <del>(a) All stormwater grates on the site shall be clearly labelled to be for stormwater only.</del></p> <p>HS3.3.6 <u>Hazardous Facilities Washdown Areas</u>  (a) Any part of the hazardous facility site where vehicles, equipment or containers that are, or may have become, contaminated with hazardous substances are washed must be designed, constructed and managed to prevent any contaminated wash water from:  (i) entry or discharge into the stormwater drainage or the sewerage system unless permitted by a network utility operator  (ii) discharge into or onto land/or water (including groundwater and potable water supplies) unless permitted by resource consent.</p> <p>(b) Details of design, construction and management of washdown areas are to be certified by a suitably qualified engineer, to achieve the above. Suitable means of compliance include roofing, sloped pavements, interceptor drains, containment and diversion valves, oil-water separators, sumps and similar systems.</p> <p>HS3.3.7 <u>Hazardous Facilities Storage Tanks</u>  (a) Tanks for the storage of petroleum products must</p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.10 Hazardous Substances – Rule HS3.3.4 Site Drainage Systems</b>			
<p>be designed, constructed and managed to prevent leakage and spills and resulting adverse effects on people, ecosystems and property. Storage tanks shall be:</p> <ul style="list-style-type: none"> <li>(i) constructed from impervious materials resistant to the hazardous substances to be stored</li> <li>(ii) equipped with secondary containment facilities in areas of environmental sensitivity</li> <li>(iii) serviced by a leak detection or monitoring system which is capable of detecting a failure or breach in the structural integrity in the primary containment vessel.</li> </ul> <p>HS3.3.8 <u>Hazardous Facilities Waste Management</u></p> <p>(a) Any hazardous facility generating waste containing hazardous substances shall dispose of these wastes to authorised facilities or be serviced by an acceptable waste disposal contractor formally approved by Ruapehu District Council. Details of storage, management and disposal of hazardous wastes may (at Councils discretion) need to be certified by a suitably qualified engineer, to achieve the above.</p> <p><u>Details for design, construction and operation of any relevant aspect of structures, systems or procedures for the management of hazardous substances may need to be certified by a suitably qualified engineer, to achieve the above. This applies primarily for significant facilities which would be permitted activities based on substance quantity</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.10 Hazardous Substances – Rule HS3.3.4 Site Drainage Systems</b>			
<u>alone....</u>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.11 Definitions – Hazardous Facility, Use</b>			
<p>Amend the definition of ‘Hazardous Facility’ as follows:</p> <p><u>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...</u></p> <p>Add a definition of ‘Hazardous Activity’ as follows:</p> <p><u>Hazardous Activity</u>  <u>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).</u></p> <p>Use            With respect to Hazardous Substances, use means the manufacturing, processing or handling of a substance or mixture of substances for a particular <u>activity without necessarily changing the physical state</u> 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.</p>	<p>These changes clarify the scope of what is a hazardous facility. The amendments are consistent with established definitions and national guidance on this issue. In case of the term ‘use’ the additional wording proposed rectifies an error that resulted in the definition not making sense.</p>	<p>Horticulture New Zealand (281.5) Accepted in Part            Ruapehu and Wanganui Federated Farmers (284.5) Rejected            Horticulture New Zealand (281.9) Rejected  <b>Further Submissions:</b>            Ernslaw One Ltd (1044.152) – to 284.5 Rejected            Hancock Forest Management (1105.1) – to 281.5 Accepted in Part            Ruapehu and Whanganui Federated Farmers (No. 1076) – to 281.9 Rejected            Winstone Pulp International (No. 1106.108 to 284.5) Rejected.            Federated Farmers (1076.26 re: 281.9) Rejected.</p>	

# SURFACE OF WATER

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.1 Surface of Water Policy – Introduction SW2.1</b>			
<p>That the fourth paragraph of SW2.1, the introduction to the policy section, be amended to read as follows:</p> <p><u>The Council recognises that there are a number of other authorities who have management roles with respect to water bodies in the District. The Council does not seek to duplicate any of the existing controls, or the roles of other authorities. At present the other principal authority is the Ministry of Transport (Maritime Safety Division) which administers the Maritime Transport Act 1994. Water Recreation Regulations 1979.</u></p> <p>That the seventh paragraph of SW2.1, the introduction to the policy section, be amended to read as follows:</p> <p>It is recognised that the Whanganui River <u>Maori</u> Trust Board has a claim which has been heard by the Waitangi Tribunal. It is anticipated that once the claim is <u>resolved</u> heard there may be different management arrangements around the river, and as such, only limited provisions have been proposed at this time.</p>	<p>The above changes ensure that the introduction is accurate and clear for plan users.</p>	<p>Winston Oliver (79.12) Accepted Ashley Cole (137.23) Accepted in Part Fish and Game (261.10) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.2 Surface of Water Policy – SW2.2</b>			
<p>That issue SW2.2 be amended to read as follows:</p> <p>(a) Activities on the surface of water creating <u>adverse noise issues effects</u></p> <p>That objective SW2.2.2 be amended to read as follows:</p> <p>(a) <u>To ensure noise levels of activities on surface</u></p>	<p>The above changes clarify the intent of issue SW2.2 and objective SW2.2.2</p>	<p>King Country Energy (246.14) Accepted in Part Federated Farmers (284.39) Accepted</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.2 Surface of Water Policy – SW2.2</b>			
<u>waters, especially associated with commercial, motorised activities, do not adversely affect amenity values.</u>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.3 Surface of Water Policy – SW2.3</b>			
<p>That objective SW2.3.2(a) be amended as follows:</p> <p>To ensure sustainable management of the <del>effects of activities in relation to the</del> surface of water <u>resource</u>.</p> <p>That an additional policy be added to section SW2.3.3 as follows:</p> <p>(c) <u>To ensure that new surface of water activities do not have adverse effects on the character of the water resource.</u></p>	<p>The amendment to outcome SW2.3.1(a) refers specifically to the surface of water resource to ensure that it is clear for plan users. The recommended change to objective SW2.3.2(a) removes confusion and correctly refers to the sustainable management of the surface of water resource. The additional policy in section SW2.3.3 requires the consideration of effects upon users of the water resource such as genuine effects including reverse sensitivity.</p>	<p>Mighty River Power (75.23) Accepted in Part King Country Energy (246.15) Rejected Further Submissions: Mighty River Power (1035.21 in relation to 246.15) Accepted in Part Meridian Energy (1045.90 in relation to 246.15) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.4 Surface of Water Rules – Permitted Activities SW3.2.1</b>			
<p>That rule SW3.2.1 be amended to provide for the following activities</p> <p>(a) <u>Water recreation activities (including commercial and motorised recreation activities).</u></p> <p>(b) <u>Water transport activities (including commercial and motorised transport activities).</u></p> <p>(c) <u>Conservation activities.</u></p> <p>(d) <u>The use of motorised craft on all waterbodies carried out by a Local Authority or any other organisation exercising powers, functions and</u></p>	<p>Rule SW3.2.1 provides for the use of waterways for both recreational users and as an alternative transport route (where in remote areas such routes may be the most practical means of transport). Furthermore, provision for “Temporary structures and machinery associated with the maintenance and repair of Electricity Generation Activities” is provided for as a permitted activity to ensure that critical maintenance to the Piriaka Power Scheme and any other future hydro power</p>	<p>Winston Oliver (79.13) Accepted Airways Corporation of New Zealand (120.3) Accepted Ashley Cole (137.44) Accepted in Part King Country Energy (246.13) Accepted Genesis (279.16) Accepted Horizons (280.28) Accepted Federated Farmers (284.74) Accepted in Part <b>Further Submissions:</b> Meridian (1045.92 in relation to 246.13)</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.4 Surface of Water Rules – Permitted Activities SW3.2.1</b>			
<p><u>duties required as part of their responsibilities under any relevant statutory provisions.</u></p> <p>(e) <u>Navigational aids and beacons and the establishment, operation and maintenance of hydrological and meteorological services.</u></p> <p>(f) <u>Temporary structures and machinery associated with the maintenance and repair of Electricity Generation Activities</u></p> <p>That rule SW3.2.2(a) be amended to read as follows:</p> <p>(a) <u>Temporary structures (excluding temporary structures and machinery associated with the maintenance and repair of Electricity Generation Activities)</u></p> <p>(b) Commercial motorised water recreation and transport activities</p> <p>The Council has reserved control over the following matters:</p> <ul style="list-style-type: none"> <li>Noise</li> </ul> <p>That a new condition be inserted into the general conditions section SW3.3 to read as follows:</p> <p><u>SW3.3.3 Temporary structures and machinery associated with the maintenance and repair of Electricity Generation Activities</u></p> <p>(a) <u>Duration</u>  <u>No temporary structure shall be established for more than 7 consecutive days and not greater than 6 events shall occur within any twelve month period.</u></p>	<p>scheme can be undertaken when needed. It is considered that such activities will have minor effects.</p>	<p>Accepted</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.5 Surface of Water Rules – Controlled Activities SW3.2.2</b>			
None	It is not appropriate to request written approval for a controlled activity as consent must be granted by Council.	Fish and Game (261.15) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.6 Surface of Water Rules – Discretionary and Non-Complying Activities SW3.2.3(d) and SW3.2.34(a)</b>			
That rule SW3.2.3(b) be amended as follows:  Permanent structures or moorings <del>which pass across or through</del> <u>on</u> the surface of any lake and river. <del>or are attached to the bank of any lake or river</del>	The above amendment to remove the reference to attachment to the bank of a river or lake, ensures that the rule does not duplicate the requirements of Horizons POP and is within the jurisdiction of the Ruapehu District Plan.	Meridian (225.30 Accepted in Part and 225.31 Rejected)	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.7 Surface of Water Rules – Assessment Criteria SW3.4</b>			
That assessment criterion SW3.4.1 be amended to read as follows:  SW3.4.1 Controlled Activities Controlled Activities will be assessed with regard to the assessment criteria outlined below.  (a) <u>Structures</u> (a)(i) The bulk and scale of the structure and its visual impact upon the amenity and character of the surrounding area. (b)(ii) The duration for which the structure will be erected. (c)(iii) Extent to which the structure will pose a potential navigational or safety hazard to other users of the water body (iv) <u>The extent to which the activity would generate</u>	Assessment of the benefits is reasonable given that many surface of water activities have the potential to generate benefits to the social, cultural and economic wellbeing of the community. It is appropriate to consider the effects of noise on amenity on the surrounding environment over compatibility given the relatively lenient noise conditions. The rewording of SW3.4.2(b) improves its clarity but does not change its intent.	Mighty River Power (75.38) Accepted in Part King Country Energy (246.16 and 246.17) Both Accepted Further Submissions: Meridian Energy (1045.91) Accepted in Part Energy Efficiency and Conservation Authority (1046.37) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.7 Surface of Water Rules – Assessment Criteria SW3.4</b>			
<p><u>benefits relating to the social, cultural and economic wellbeing of communities</u></p> <p>(b) <u>Noise</u></p> <p>(a)(i) Scale, character and nature of the operation including the frequency of use and size of vessels associated with the activity.</p> <p>(b)(ii) Extent to which the activity will reduce opportunities for other recreational activities, enjoyment of the natural environment and, particularly, the amenity and values of the waterbody.</p> <p>(c)(iii) Extent to which the noise levels is likely to adversely affect wildlife</p> <p>(d) Whether the noise levels generated by activities undertaken on the surface of the water will be compatible with the character of the surrounding environment (higher levels of noise may be acceptable on a temporary basis).</p> <p>(iv) <u>The likely effect of the noise levels upon the character and amenity of the surrounding environment.</u></p> <p>That assessment criterion SW3.4.2 be amended to read as follows:</p> <p>SW3.4.2 <u>Discretionary and Non-Complying Activities</u>  Discretionary and Non-Complying Activities will be assessed against, but not limited to, the assessment criteria below.</p> <p>(a) Scale, character and nature of the activity including the frequency of use and size of vessels associated with the activity.</p> <p>(b) <u>The potential</u> <del>Potential</del> for conflict between the</p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.7 Surface of Water Rules – Assessment Criteria SW3.4</b>			
<p>activity/structure and other users of the same waterbody <u>to compromise including the potential for public safety and the safety of other users of the waterbody...</u></p> <p><del>(k) Whether the noise levels generated by activities undertaken on the surface of the water will be compatible with the character of the surrounding environment (higher levels of noise may be acceptable on a temporary basis</del></p> <p><u>(k) The likely effect of the noise levels upon the character and amenity of the surrounding environment.</u></p> <p><u>(l) The extent to which the activity would generate benefits relating to the social, cultural and economic wellbeing of communities</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.8 Definition – Commercial Activity</b>			
None	Separate definitions are provided for “Rural Activity” and “Commercial Activity”, and therefore a rural activity is not also a commercial activity.	Ashley Cole (137.23) Rejected Federated Farmers (284.1) Rejected	

## MISCELLANEOUS CHAPTER

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.1 District Plan Overview: DP1.1 Sustainable Management</b>			
None	It is not possible to make changes to the definition of sustainable management, the wording of which is taken directly from the Resource Management Act 1991.	Richard Hoadley (No 66.1) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.2 District Plan Overview: DP1.2 Context of the District Plan</b>			
<p>Addition of explanatory wording and a flow chart identifying the resource management framework.</p> <p>DP 1.2  <u>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 One Context of the District Plan in the Policy Framework:</u></p> <p><u>Figure One: Context of the District Plan – Policy Framework.</u></p>	Provision of a flow chart under DP1.2 will provide a visual aid to assist plan users to understand the context of the District Plan in relation to other statutory planning documents.	Ngati Haa (No 309.6) Accepted	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.4 District Plan Overview: DP1.5 Classes of Activities</b>			
None	That the information contained within DP1.5 is just a straight list and placing it in a table would not make the information any clearer or easier to read.	Ngati Haua (309.12) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.5 Information Requirements: IR1.2.1(r) list of people affected</b>			
The following changes are recommended to the Proposed Plan Change text: (r) <u>A list of people affected by the proposal, including mailing addresses a description of consultation undertaken with these potentially affected parties, if any, including mailing addresses and any response to the views of any person consulted.</u>	Section 36A of the Resource Management Act 1991 advises that there is no duty for applicants for a resource consent to consult with any person about the application, however, applicants may choose to consult, and if they have done so the outcome of such consultation can be provided to the Consent Authority.	Mighty River Power Limited (75.3) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.6 Information Requirements: IR1.2.1(h) Historic Places Trust</b>			
Submission addressed at the Heritage Hearing.	Submission addressed at the Heritage Hearing.	New Zealand Historic Places Trust (. 258.21) Further Submissions: Department of Conservation (1050.8)	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.7 Information Requirements: Sustainable Management Plan</b>			
None	The provision of an assessment of affects in accordance with the fourth Schedule of the Resource management Act is already included within the Information Requirements Section of the Proposed District Plan Change. This requirement adequately addresses the intended	Ross and Christine Wallis (187.3) Rejected	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.7 Information Requirements: Sustainable Management Plan</b>			
	methods of sustainable management undertaken in relation to any proposed application. The requirement to additionally provide a Sustainable Management Plan would be an unnecessary duplication of this information requirement.		

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.8 Information Requirements: IR1.2.1(k)</b>			
Insert the following bullet point: <ul style="list-style-type: none"> <li>• <u>Location of a specified house site/s within rural subdivisions.</u></li> </ul>	The location of a house site within rural property is best identified at the time of subdivision to avoid environmental hazards including reverse sensitivity issues.  Otherwise the assessment of environmental effects (4 <sup>th</sup> Schedule) should include recommendations for mitigation to address reverse sensitivity.	Horticulture New Zealand (281.12) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.9 Information Requirements: IR1.2.1(v)</b>			
<u>In the case of an application adjacent to or in the vicinity of abutting a site administered by the Department of Conservation a description of the outcome of consultation undertaken with the Department of Conservation if any, and any response to the views of those consulted.</u>	Rule IR1.2.1(v) advises an applicant of parties that may be potentially affected by their proposal. The rule does not require consultation to have occurred but provides an indication to parties intending to make applications for resource consent that where land is adjacent to or abutting Department of Conservation land they may be considered a potentially affected party.	Department of Conservation (191.8) Accepted <b>Further Submissions:</b> Federated Farmers of New Zealand (1076.28) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.10 Information Requirements: IR1.2.1(v)</b>			
<p>The following change (underlined) to IR1.2.1(v) is recommended:</p> <p>IR1.2.1(v) <u>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, with the Department of Conservation and any response to the views of those consulted.</u></p> <p>Affected Parties</p> <p><u>IR 1.4(b): 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.</u></p> <p><u>Affected parties may include:</u></p> <ul style="list-style-type: none"> <li>• <u>owners and occupiers of the land;</u></li> <li>• <u>owners and occupiers of adjacent, nearby and/or downstream land;</u></li> <li>• <u>tangata whenua;</u></li> <li>• <u>downstream resource users (e.g. an earthworks application potentially causing sedimentation of a stream the holder of a downstream water take consent would be considered affected)</u></li> <li>• <u>the Regional Council</u></li> <li>• <u>those persons or organisations whose use or enjoyment of an area could be adversely affected (e.g. the New Zealand Fish and Game Council (or its relevant regional authority) in relation to the effects of activities on sports fisheries and game</u></li> </ul>	<p>To enable clarification of the fact that there is not an obligation under the RMA to consult with any person prior to the lodgment of a resource consent application, the wording of IR1.2.1(v) be altered and an advice note added to provide resource consent applicants with a better understanding of the consent process.</p>	<p>Norman and Jacqui Whiteside (197.1) Accepted in Part  Emma Frances Whiteside (199.1) Accepted in Part  Kerry Fitchett (200.1) Accepted in Part  Mark Woods (201.1) Accepted in Part  Sean Antrobus (202.1) Accepted in Part  Velma Siemonek (212.4) Accepted in Part  Don Siemonek (214.2) Accepted in Part  <b>Further Submissions:</b>  Ernslaw One Limited (1044.93) Accepted in Part and Winstone Pulp International (1106.50) in relation to 197.1 Accepted in Part  Ernslaw One Limited (1044.99, No. 1044.100) Accepted in Part  Winstone Pulp International (1106.56) in relation to 214.2 Accepted in Part</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.10 Information Requirements: IR1.2.1(v)</b>			
<p><u>bird resources</u>;</p> <ul style="list-style-type: none"> <li>• <u>adjoining owners/occupiers with sensitive activities (reverse sensitivity effects e.g. residential subdivision occurring next to existing rural activities)</u></li> <li>• <u>any other person who the council considers is affected in a manner different from the public generally.</u></li> </ul> <p><u>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.</u></p> <p><u>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.</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.11 Information Requirements: IR1.2.1(w)</b>			
None	This Information Requirement allows for the provision of certain information cognizant with the nature and scale of an activity. The level of information required will be dependent upon the nature and scale of the effects potentially created by the activity.	Department of Conservation (191.9) Accepted <b>Further Submissions:</b> Ernslaw One Limited (1044.87) rejected Winstone Pulp International (1106.44) rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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#### 4.12 Information Requirements: IR1.2.1(g)

<p>That IR1.2.1(g) be reworded as follows:</p> <p>(g) <u>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 3 months old.</u></p> <p><u>Note: Copies of the current property title obtained through Land Information New Zealand will be dated with a search date which verifies its age.</u></p>	<p>This ensures that a current version of the Certificate of Title is provided to Council and the likelihood that any rights or restrictions that are registered against the title will be the most up to date.</p>	<p>Velma Siemonek (No 212.3) Accepted in Part</p>	
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WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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#### 4.13 Information Requirements: Fish and Game as an Affected Party

<p>IR1.2.1 (x) <u>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 any response to the views of those consulted.</u></p> <p><u>IR 1.4(b): 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.</u></p> <p><u>Affected parties may include:</u></p> <ul style="list-style-type: none"> <li>• <u>owners and occupiers of the land;</u></li> <li>• <u>owners and occupiers of adjacent, nearby and/or downstream land;</u></li> <li>• <u>tangata whenua;</u></li> <li>• <u>downstream resource users (e.g. an earthworks application potentially causing sedimentation of a stream the holder of a downstream water take</u></li> </ul>	<p>The inclusion of this advise note will ensure that Plan users will be aware of the potential for linkages between the District and the Regional Council. The advice note will ensure that Plan users are made aware that some activities may trigger the consent requirements of the Regional Council.</p>	<p>Taranaki Fish and Game Council (No 261.1) Accepted in Part</p> <p><b>Further Submissions:</b></p> <p>Ernslaw One Limited (1044.115) Accepted in Part</p> <p>Winstone Pulp International (1106.71) Accepted in Part</p> <p>TrustPower Limited (1082.7) Accepted in Part</p>	
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WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.13 Information Requirements: Fish and Game as an Affected Party</b>			
<p><u>consent would be considered affected)</u></p> <ul style="list-style-type: none"> <li>• <u>the Regional Council</u></li> <li>• <u>those persons or organisations whose use or enjoyment of an area could be adversely affected (e.g. the New Zealand Fish and Game Council (or its relevant regional authority) in relation to the effects of activities on sports fisheries and game bird resources);</u></li> <li>• <u>adjoining owners/occupiers with sensitive activities (reverse sensitivity effects eg residential subdivision occurring next to existing rural activities)</u></li> <li>• <u>any other person who the council considers is affected in a manner different from the public generally.</u></li> </ul> <p><u>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.</u></p> <p><u>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.</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.14 District Wide Rules: DR 3.2.1(e)</b>			
<p>(e) Any excavation, drilling, tunnelling, or other disturbance of land for the purpose of locating and providing a domestic or farm water supply.</p> <p><u>Advice Note: Regional Council rules may also apply to the activity</u></p>	<p>The inclusion of this advice note will ensure that Plan users will be aware of the potential for linkages between the District and the Regional Council. The advice note will ensure that Plan users are made aware that some activities may trigger the consent requirements of the Regional Council.</p>	<p>Horizons Regional Council (280.15) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.15 All Zones: Domestic Scale Renewable Energy</b>			
<p>None</p>	<p>That compliance with both the General Conditions and the Specific Conditions within each of the relevant zones is appropriate and adequate to ensure that any adverse effects created by the construction and operation of a domestic scale renewable energy device would be no less than minor. Therefore it is appropriate that the rules as drafted remain unchanged.</p>	<p>Ruapehu Mountain Clubs Association (Inc) (27.1) Accepted in Part  Mighty River Power (75.27) Accepted  Lucy Conway (218.3) Accepted  Vivien Pohl (219.6) Accepted in Part  Meridian Energy Limited (225.19) Accepted  Chris Gebbie for CC &amp; NM Gebbie Ltd (235.15) Accepted  Chris Gebbie for Ruapehu Property.com Ltd (236.15) Accepted  AJ Learmonth (237.11) Accepted  <b>Further Submissions:</b>  Meridian Energy Limited in relation to 219.6 (1045.16) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.16 All Zones: Earthworks in relation to Service Station Activities</b>			
<p>Include the following advice note under Earthworks activities in CM3.4.3 and IN3.4.2</p>	<p>The NES addresses the removal of fuel storage systems, and as such, a reference to the NES is considered to be the most useful approach.</p>	<p>The Oil Companies (290.3) Accepted in Part</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.16 All Zones: Earthworks in relation to Service Station Activities</b>			
<p>Note 1: <u>Any earthworks, soil sampling or the removal of fuel storage systems on land which could be potentially contaminated (see HAIL list) needs to be assessed in relation to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.17 All Zones: Earthworks - Utilities</b>			
<p>Amend RU3.4.10, RE3.4.6, CM3.4.3, IN3.4.2, US3.4.5 and AR3.4.8 with the inclusion of the following Advice Note:</p> <p><u>Any person undertaking earthworks should also comply with the requirements of the New Zealand Electrical Code of Practice (NZECP) 34:2001.</u></p> <p><u>Advice Note: The New Zealand Electrical Code of Practice provides for statutory safe separation distances from electrical lines. The code sets out the minimum separation distances for excavation and construction near conductors and their support structures (towers and poles). The primary purpose of these distances is to protect persons and property from harm caused by electrical hazards, such as flashovers.</u></p>	<p>The wording of the existing utilities rules enable certain works without the requirement to obtain consent, including earthworks activities associated with the “minor upgrading, operation and maintenance or existing electricity and telecommunications lines”. The earthworks thresholds within the zones should remain unchanged as that way the public can be assured of a certain level of effect within each of these zones, with the knowledge that the Council then has the ability to impose conditions to avoid, remedy or mitigate any adverse effects for activities that exceed this level.</p> <p>The addition of a rule in relation to the New Zealand Electrical Code of Practice will ensure that persons undertaking earthworks activities will comply with the statutory safe separation distances for excavation near conductors and their support structures.</p>	<p>Powerco (289.11) Accepted in part  <b>Further Submissions:</b>                  Meridian Energy (1045.18) in relation to 289.11                  Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.18 All Zones: Energy</b>			
None	<p>The Proposed Plan Change is giving effect to the statutory requirements of the Act and is not contrary to the provisions of Sections 74 and 75 of the Resource Management Act 1991.</p> <p>Council should not accept the relief requested in relation to adopting all such additions, deletions or consequential amendments as suggested within the Submissions without looking at each one on an individual basis.</p>	<p>Transpower (No 288.1) Accepted in Part Powerco (No 289.1) Accepted in Part</p> <p><b>Further Submissions:</b> Genesis Energy in relation to 288.1 (No 1040.1) Accepted in Part Federated Farmers in relation to 288.1 (No 1076.2) Rejected Genesis Energy in relation to 289.1 (1040.17) Accepted in Part Federated Farmers in relation to 289.1 (No 1076.3) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.19 All Zones: Fire – Provision of Adequate Water Supply</b>			
<p>SU2.2.3 <b>POLICIES</b></p> <p>(c) <u>To require that all sites created by subdivision are capable of being adequately serviced and have appropriate and safe access. NZS 4404:2010 'Land Development and Subdivision Infrastructure Engineering' (or any subsequent updates) will be used as a guide for all subdivision engineering requirements, and 4509:2008 'New Zealand Fire Service Firefighting Water Supply Code of Practice' will be used as a guide for the provision of firefighting requirements (including firefighting water supply and access) to all new lots.</u></p> <p>SU2.2.3.1 <u>Explanation of Policies</u> Policies (c) – (e) address:</p> <ul style="list-style-type: none"> <li><u>the servicing of allotments in relation to potable water, firefighting water, wastewater and</u></li> </ul>	<p>That compliance with the code will ensure newly subdivided sites, specifically in areas that do not have reticulated services, will be provided with a secure water supply for drinking and fire fighting purposes. On this basis the potential effects of fire on the health and safety of people and communities are mitigated to the maximum extent possible.</p> <p>The amended text has been inserted under the Controlled Activity Assessment Criteria which are applicable to all activities requiring consent.</p> <p>In relation to the Rural Zone, Industrial Activities condition, the District Plan provisions enable a reasonably large Industrial Activity to occur within the Rural Zone, where often there will be no</p>	<p>New Zealand Fire Service Commission (No 207.1) Accepted in Part</p> <p><b>Further Submissions:</b> Richard Hoadley (No 1057.1) Accepted in Part Federated Farmers (No 1076.4) Accepted in Part DOC (1050.26 re: 207.3) Accepted in Part Horticulture NZ (1073.25 re: 207.3) Accepted in Part</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.19 All Zones: Fire – Provision of Adequate Water Supply</b>			
<p><u>stormwater, along with roading (see also the Transportation section);</u></p> <ul style="list-style-type: none"> <li>• natural hazards (see also the Natural Hazards chapter and s106 of the RMA); and</li> <li>• contaminated sites.</li> </ul> <p>SU3.2 <u>Rural Zone</u></p> <p>SU3.2.2 <u>General Conditions</u></p> <p>SU3.2.2.2 <u>Servicing</u></p> <p>(a) <u>Each new lot shall be capable of adequately:</u></p> <ul style="list-style-type: none"> <li>(i) <u>providing potable water and firefighting water supply; and</u></li> <li>(ii) <u>disposing of stormwater and wastewater,</u></li> </ul> <p><u>to on-site facilities where reticulated services are not available.</u></p> <p>...</p> <p><u>Advice Note: NZS PAS 4509 ‘New Zealand Fire Service Firefighting Water Supply Code of Practice’ will be used as a guide for the provision of firefighting water supply to new lots.</u></p> <p>SU3.2.3 <u>Assessment Criteria</u></p> <p>SU3.2.3.1 <u>Controlled Activities</u></p> <p>Amend SU3.2.3.1(b) as follows:</p> <p>(b) <u>Whether the site can be adequately serviced in terms</u></p>	<p>access to fire fighting water. Given this, and combined with the potential risks associated with Industrial Activities, it is considered appropriate to ensure that adequate fire fighting water, or a suitable alternative, is available to new industrial sites in the Rural Zone.</p>		

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.19 All Zones: Fire – Provision of Adequate Water Supply</b>			
<p><u>of sewer, stormwater, potable and firefighting water supply, and where necessary, electricity, including whether the on-site sewer water disposal meets the standards specified in the Regional Council One Plan rules. NZS4404:2010 Land Development and Subdivision Infrastructure and the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supply Code of Practice shall be used as guides.</u></p> <p>(and delete the existing criteria (b)).</p> <p>SU3.3 <u>Residential Zone</u></p> <p>SU3.3.2 <u>General Conditions</u></p> <p>SU3.3.2.3 <u>Servicing</u></p> <p>(d) <u>All sites shall be adequately serviced in terms of firefighting water supply, with the exception of Rangataua.</u></p> <p><u>Advice Note: NZS PAS 4509:2008 'New Zealand Fire Service Firefighting Water Supply Code of Practice' will be used as a guide for the provision of firefighting water supply to new lots.</u></p> <p>Relevant Assessment Criteria: SU3.3.3.2(d) (i), (ii) and (iii)</p> <p>SU3.3.3 <u>Assessment Criteria</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.19 All Zones: Fire – Provision of Adequate Water Supply</b>			
<p>SU3.3.3.1 <u>Controlled Activities</u></p> <p>(b) <u>Whether the site can be adequately serviced in terms of sewer, stormwater, potable and firefighting water supply, and where necessary, electricity, including whether the on-site sewer water disposal meets the standards specified in the Regional Council One Plan rules. NZS4404:2010 Land Development and Subdivision Infrastructure and the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supply Code of Practice shall be used as guides.</u></p> <p>SU3.4 <u>Commercial Zone</u></p> <p>SU3.4.1 <u>Rules</u></p> <p>SU3.4.2.2 <u>Servicing</u></p> <p>(b) <u>All sites shall be adequately serviced in terms of firefighting water supply.</u></p> <p><u>Advice Note: 4509 'New Zealand Fire Service Firefighting potable Water Supplies Code of Practice' will be used as a guide for the provision of firefighting water supply to new lots.</u></p> <p>SU3.4.3 <u>Assessment Criteria</u></p> <p>SU3.4.3.1 <u>Controlled Activities</u></p> <p>(b) <u>Whether the site can be adequately serviced in terms of sewer, stormwater, potable and firefighting water</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.19 All Zones: Fire – Provision of Adequate Water Supply</b>			
<p><u>supply, and where necessary, electricity, including whether the on-site sewer water disposal meets the standards specified in the Regional Council One Plan rules. NZS4404:2010 Land Development and Subdivision Infrastructure and the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supply Code of Practice shall be used as guides.</u></p> <p>SU3.5 <u>Industrial Zone</u></p> <p>SU3.5.2 <u>General Conditions</u></p> <p>SU3.5.2.2 <u>_____ Servicing</u></p> <p>(c) <u>All sites shall be adequately serviced in terms of firefighting water supply.</u></p> <p><u>Advice Note: 4509 'New Zealand Fire Service Firefighting Water Supply Code of Practice' will be used as a guide for the provision of firefighting water supply to new lots.</u></p> <p>SU3.5.3 <u>Assessment Criteria</u></p> <p>SU3.5.3.1 <u>Controlled Activities</u></p> <p>(b) <u>Whether the site can be adequately serviced in terms of sewer, stormwater, potable and firefighting water supply, and where necessary, electricity, including whether the on-site sewer water disposal meets the standards specified in the Regional Council One Plan</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.19 All Zones: Fire – Provision of Adequate Water Supply</b>			
<p><u>rules. NZS4404:2010 Land Development and Subdivision Infrastructure and the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supply Code of Practice shall be used as guides.</u></p> <p>SU3.6 <u>Urban Settlement Zone</u></p> <p>SU3.6.1 <u>Rules</u></p> <p>SU3.6.2 <u>Assessment Criteria</u></p> <p>SU3.6.2.1 <u>Controlled Activities</u></p> <p>(b) <u>Whether the site can be adequately serviced in terms of sewer, stormwater, potable and firefighting water supply, and where necessary, electricity, including whether the on-site sewer water disposal meets the standards specified in the Regional Council One Plan rules. NZS4404:2010 Land Development and Subdivision Infrastructure and the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supply Code of Practice shall be used as guides.</u></p> <p>SU3.7 <u>Protected Areas Zone and Active Reserve Zone</u></p> <p>SU3.7.2 <u>Assessment Criteria</u></p> <p><u>SU3.7.2.1 Controlled Activities</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.19 All Zones: Fire – Provision of Adequate Water Supply</b>			
<p>(b) <u>Whether the site can be adequately serviced in terms of sewer, stormwater, potable and firefighting water supply, and where necessary, electricity, including whether the on-site sewer water disposal meets the standards specified in the Regional Council One Plan rules. NZS4404:2010 Land Development and Subdivision Infrastructure and the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supply Code of Practice shall be used as guides.</u></p> <p>Amend RU3.4.4 Industrial Activities with the addition of the following condition:</p> <p>(e) <u>Fire Fighting Water</u> <u>Written confirmation from the NZ Fire Service to Council that either Fire Fighting Water is available to the site, or that an alternative solution has been accepted by the NZ Fire Service.</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.20 All Zones: Definition Firefighting Water</b>			
<p>Addition of definition of Firefighting Water to the Definitions section of the Plan. The definition is to state:</p> <p>Firefighting Water: <u>Means a water supply provided for firefighting purposes.</u></p>	<p>With the addition of reference to fire fighting water within the Plan document it is advisable to define what firefighting water entails.</p>	<p>New Zealand Fire Service Commission (207.2) Accepted <b>Further Submissions:</b> Department of Conservation (1050.5) Accepted Richard Hoadley (1056.2) Accepted</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.20 All Zones: Definition Firefighting Water</b>			
<p><u>SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supply Code of Practice shall be used as a guide.</u></p> <p><u>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.</u></p>		<p>Horticulture NZ (1073.3) Rejected                      Federated Farmers (1076.14) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.21 All Zones: Amend fire truck terminology</b>			
<p>Rule RE3.5.1(b)(ii) 7. access roads, pedestrian ways and communal parking areas, all areas will need to be accessible for fire <del>trucks</del> <u>appliances</u>.</p> <p>Rule T13.4.1(b)(iv) 7. Whether or not the access is wide enough to provide access for emergency vehicles. Fire <del>trucks</del> <u>appliances</u> require a minimum width of 3.7m.</p>	<p>The use of the term “fire appliance” better reflects the range of fire service vehicles that may attend a fire emergency. It is a more appropriate and less restrictive term than “fire truck”.</p>	<p>New Zealand Fire Service Commission (207.6) Accepted  <b>Further Submissions:</b>                      Department of Conservation (1050.4) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.22 All Zones: Property Maintenance</b>			
<p>None</p>	<p>An addition to the existing Health and Public Safety Bylaw would be the most effective method of dealing with the nuisance created by derelict vehicles in the Residential zones. This would link directly in with the existing provisions of the Ruapehu District Council's current Public Health</p>	<p>John Hotter (196.2) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.22 All Zones: Property Maintenance</b>			
	and Safety Bylaw 2006 and would be the most sensible place to deal with this issue.		

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.23 All Zones: NZS4404</b>			
That all references to NZS4404 'Land Development and Subdivision Engineering' are replaced as follows:  NZS4404 Land Development and Subdivision Engineering Infrastructure 2010 (or any subsequent updates)	The amendment identifies the most recent version of NZS4404 and the proposed wording will ensure that the Plan continues to remain up to date over the duration of its use by allowing the words (or any subsequent updates) to remain.	Ruapehu District Council (No 268.18) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.24 All Zones: Reverse Sensitivity Transpower</b>			
Add to the Definitions section of the Plan Change  <u>Transmission line:</u> Has the same meaning as in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.  Add IR1.2.1(y) to Information Requirements  <u>IR1.2.1 (y) In the case of an application within 32 metres 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.</u>  <u>Advice Note: In relation to the National Grid (transmission lines) the line owner is Transpower New Zealand Limited</u>	The addition of a definition of "transmission line" will avoid any confusion in relation to what a transmission line is, especially where this may be confused with sub-transmission or distribution line.  The provision of objectives, policies and rules in relation to the Transmission Line Corridor will give effect to the National Policy Statement, the One Plan and will protect the National Grid transmission lines from the potential effects of reverse sensitivity while enabling their operation, maintenance and upgrading.  An exception has been made for the ten properties that are outside the rural zone where it appears that the owners are potentially adversely affected by the restrictions which would apply to	Transpower NZ Ltd (288.2) Accepted in Part <b>Further Submissions:</b> Mighty River Power (1035.31) Accepted in part New Zealand Wind Energy Association (1047.13) Accepted in part	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.24 All Zones: Reverse Sensitivity Transpower</b>			
<p><u>(or any successor).</u></p> <p>Change RU2.1 Introduction</p> <p>...Imposed on these natural factors are numerous social, economic and cultural factors. These include technology, settlement pattern, cultural belief systems, political climate, <u>infrastructure, utilities</u> and transportation facilities.</p> <p>...Therefore, in general terms the rural areas are recognised as places where rural activities should be subject to minimal control, provided the activities are managed sustainably and do not generate unacceptable environmental effects. <u>The rural environment also contains significant infrastructure, such as the National Grid, it is important that development does not compromise the operation, maintenance and upgrading of this infrastructure.</u></p> <p>Retain Objective (a) and (b) in RU2.6.2 and include an additional objective as follows:</p> <p>(c) <u>Ensuring that existing infrastructure corridors are taken into account in all resource management decision-making, and any incompatible use or activity affecting those corridors is avoided, remedied or mitigated</u></p> <p>Retain policies (a) and (b) and include an additional policy in RU2.6.3 as follows:</p> <p>(c) <u>The reverse sensitivity (when servicing the National</u></p>	<p>their land because of the location of the transmissions lines.</p>		

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.24 All Zones: Reverse Sensitivity Transpower</b>			
<p><u>Grid) effects generated by land development within electricity transmission corridors shall be managed in order to avoid, remedy or mitigate the adverse effects on both the safe, secure and efficient use and development of the transmission network and the safety and amenity values of the community.</u></p> <p>Add the following issues to RE2.6, CM2.6 and IN2.6 – Issues</p> <p><u>The location of incompatible or sensitive land uses, adjacent to lawfully established activities can adversely affect the operation and viability of existing activities.</u></p> <p><u>Encroachment of development and land use activities on existing infrastructure and network utilities.</u></p> <p><u>Managing the adverse effects of development and activities on the National Grid (infrastructure and network utilities).</u></p> <p>Add the following objectives to RE 2.2.2, CM2.2.2 and IN2.2.2 – Objectives</p> <p><u>To avoid, remedy or mitigate the potential for lawfully established activities to be adversely affected by the introduction of sensitive or incompatible activities adjacent to them.</u></p> <p><u>Ensuring that existing infrastructure corridors are taken into account in all resource management decision-making and any incompatible use or activity affecting those</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.24 All Zones: Reverse Sensitivity Transpower</b>			
<p><u>corridors is avoided, remedied or mitigated.</u></p> <p>Add the following policies to RE2.2.3 – Policies</p> <p><u>To ensure that lawfully established activities associated with regionally and nationally significant infrastructure are not compromised by the proximity or design of encroaching activities.</u></p> <p><u>The reverse sensitivity effects generated by land development within electricity transmission corridors shall be managed in order to avoid, remedy or mitigate the adverse effects on both the safe, secure and efficient use and development of the transmission network and the safety and amenity values of the community.</u></p> <p>Remove Rule (e) and (f) Development close to High Voltage Transmission Lines from Rule RU3.2.3 Discretionary Activities as follows:</p> <p><del>(e) — Development close to High Voltage Transmission Lines</del></p> <p><del>(f) — Any new dwelling (including relocated dwellings) or Visitor Accommodation Activity within 20 metres from the centre line of any high voltage transmission lines, as illustrated on the planning maps.</del></p> <p><del>— Advice note: This rule applies only to those high voltage transmission lines within the national grid, administered by Transpower.</del></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<p><b>4.24 All Zones: Reverse Sensitivity Transpower</b></p> <p>———— Relevant Objectives and Policies — RU2.6.2(a) and RU2.6.3(a) —</p> <p>Introduce into the Plan Change a transmission corridor for all existing transmission lines with provisions that adequately protect the National Grid from reverse sensitivity effects. This can be achieved by introducing the following as Section 3.4 in the District Wide Rules.</p> <p><u>DR 3.4 District Wide Rules – Setbacks from Electricity Transmission Lines</u></p> <p><u>There are a number of high voltage transmission lines traversing the Ruapehu District largely through the rural areas. In accordance with the National Policy Statement on Electricity Transmission 2008 and the One Plan the Council is required to manage development to ensure that any third party development in the transmission corridor does not affect the ongoing operation, maintenance, upgrading and development of the line or result in any incompatibility or reverse sensitivity effects.</u></p> <p><u>Council seeks to manage third party activities such as earthworks, vegetation and new buildings or structures within the transmission corridor. This includes a ‘no build zone’ whereby any buildings or structures within 12 metres of the centre line of a high voltage transmission line will be a non-complying activity. A further area is provided whereby any buildings, structures and earthworks within 12-32 metres of the centre line of a high voltage transmission line are required to be assessed as a restricted discretionary activity.</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.24 All Zones: Reverse Sensitivity Transpower</b>			
<p><u>The following transmission corridor rules shall apply throughout the district with the exception of the following titles:</u></p> <ul style="list-style-type: none"> <li>• <u>217 Miro Street ( Lot 3 DP 29165)</u></li> <li>• <u>205 Miro Street (Lot 8 DP 29165)</u></li> <li>• <u>207 Miro Street (Lot 9 DP 29165)</u></li> <li>• <u>219 Miro Street (Lot 14 DP 29165)</u></li> <li>• <u>209 Miro Street (Lot 10 DP 29165)</u></li> <li>• <u>215 Miro Street (Lot 12 DP 29165)</u></li> <li>• <u>202 Miro Street (Pt Lot 3 DP 2724)</u></li> <li>• <u>206 Miro Street (Pt Lot 2 DP 2724)</u></li> <li>• <u>Matai Street (SECT 97)</u></li> <li>• <u>Nikau Street ( Lot 4 DP 65209)</u></li> <li>• <u>Nikau Street (SECT 110)</u></li> </ul> <p><u>DR 3.5.1 Permitted Activities</u></p> <p>(a) <u>New buildings or structures located more than 32 metres either side of the centre line of a high voltage transmission line, subject to all other applicable rules of the District Plan.</u></p> <p>(b) <u>Earthworks undertaken more than 12 metres from the closest visible edge of the foundation of a high voltage transmission line tower or more than 5 metres from a pole or stay wire, subject to all other applicable rules of the District Plan.</u></p> <p>(c) <u>Activities within the Road, provided for as permitted by the Road Transport Rules of the</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<p><b>4.24 All Zones: Reverse Sensitivity Transpower</b></p> <p><u>District Plan.</u></p> <p>(d) <u>Within 32 metres either side of the centre line of a high voltage transmission line the addition to, or the replacement of, any lawfully established building or structure that does not exceed the building envelope or footprint of the existing building or structure.</u></p> <p>(e) <u>Rural activities, excluding any associated buildings and structures.</u></p> <p>(f) <u>Network utilities located within 32 metres either side of the centre line of an electricity transmission line.</u></p> <p><u>Advice Note:</u></p> <p><u>Vegetation to be planted within the transmission corridor as shown on Council’s Planning Maps should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</u></p> <p><u>DR 3.4.2 Restricted Discretionary Activities</u></p> <p><u>The following activities are Restricted Discretionary Activities. Applications will be assessed against, and conditions imposed, only in respect of the subject matter of the Assessment Criteria noted below in DR 3.4.5 – Assessment Criteria.</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.24 All Zones: Reverse Sensitivity Transpower</b>			
<p>(a) <u>New buildings or structures (except for network utilities) located between 12 to 32 metres either side of the centre line of an of a high voltage transmission line.</u></p> <p>(b) <u>Earthworks (except for network utilities), within 12 metres of the closest visible edge of the foundation of a high voltage transmission line tower or within 5 metres of a pole or stay wire.</u></p> <p>(c) <u>Earthworks (except for network utilities), within 12 metres either side of the centre line of a high voltage transmission line shown on Council's Planning Maps that results in an increase in ground level (i.e. reduces the clearance distance from conductor to ground).</u></p> <p><u>Non-notification: Where an activity is restricted discretionary only because it is within the Electricity Transmission Line Corridor then the application need not be publicly notified and need not be served on any affected party other than Transpower New Zealand Limited.</u></p> <p><u>DR 3.4.3 Discretionary Activities</u></p> <p><u>Any land use or activity not specifically referred to in Rules DR 3.4.1, DR 3.4.2 and DR 3.4.4 that is otherwise permitted by any relevant rule or designation within the District Plan shall be considered to be a Discretionary</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.24 All Zones: Reverse Sensitivity Transpower</b>			
<p><u>Activity if it is located within 32 metres of the centre line of a high voltage transmission line.</u></p> <p><u>DR 3.4.4 Non-Complying Activities</u></p> <p><u>Any new building or structures (except for network utilities) within 12 metres either side of the centre line of a high voltage transmission line.</u></p> <p><u>DR 3.4.5 ASSESSMENT CRITERIA</u></p> <p><u>Buildings and Structures within an electricity transmission corridor</u></p> <ul style="list-style-type: none"> <li>(i) <u>The risk to the structural integrity of the high voltage transmission line;</u></li> <li>(ii) <u>The effects on the ability of the high voltage transmission line owner to operate, maintain and upgrade the transmission network;</u></li> <li>(iii) <u>The proximity of buildings and structures to electrical hazards;</u></li> <li>(iv) <u>The risk of electrical hazards affecting public safety, and risk of property damage;</u></li> <li>(v) <u>The risk of electrical faults causing disruption to electricity supply;</u></li> <li>(vi) <u>The extent of earthworks required, and use of mobile machinery near transmission lines which may put the line at risk;</u></li> <li>(vii) <u>The risk of electrical hazards due to the mature height of any associated vegetation, including within landscaped areas;</u></li> <li>(viii) <u>The siting of buildings in relation to high</u></li> </ul>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<p><b>4.24 All Zones: Reverse Sensitivity Transpower</b></p>			
<p><u>voltage transmission lines to minimise visual effects from the transmission line;</u></p> <p>(ix) <u>The risk of generating radio interference or earth potential rise;</u></p> <p>(x) <u>Any other matter set out in plans for buildings;</u></p> <p>(xi) <u>Extent of compliance with NZECP34:2001; and</u></p> <p>(xii) <u>A qualified electrical engineer shall prepare an engineering assessment for any resource consent located within the High Voltage Transmission Line 'no build' area.</u></p> <p>(b) <u>Earthworks within a high voltage transmission line corridor</u></p> <p>(i) <u>Any effects on the integrity of the transmission line;</u></p> <p>(ii) <u>Volume, area and location of the works, including temporary activities such as stockpiles;</u></p> <p>(iii) <u>Time of the works;</u></p> <p>(iv) <u>Site remediation;</u></p> <p>(v) <u>The use of mobile machinery near transmission lines which may put the line at risk;</u></p> <p>(vi) <u>Compliance with NZECP34:2001; and</u></p> <p>(vii) <u>Outcomes of any consultation with the relevant line owner.</u></p> <p>Add the following bullet point to Sections RU3.1, RE3.1, CM3.1, IN3.1, US3.1, PA3.1, SU3.1 Rule Statements:</p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.24 All Zones: Reverse Sensitivity Transpower</b>			
<u>District Wide Rules</u>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.25 All Zones: Reverse Sensitivity Powerco</b>			
<p>Add the following bullet point to Sections RU3.1, RE3.1, CM3.1, IN3.1, US3.1, PA3.1, SU3.1 Rule Statements:</p> <ul style="list-style-type: none"> <li><u>District Wide Rules</u></li> </ul> <p><u>Advice Note: the local electricity company should be consulted if a building within 20 metres of any power lines is proposed.</u></p> <p>Make the following changes to Section IR1.2.1 in addition to the requirements of the Act, the following information may be required along with an application for resource consent:</p> <p>(b) <u>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, the location of any electricity lines traversing the site, and a description of any habitats (e.g. bush areas, wetlands and streams) that the activity may adjoin or modify.</u></p>	<p>The “<i>NZ Electrical Code of Practice for Electrical Safe Distances</i>” was issued in 2001. Electricity companies have been applying these standards as appropriate since that time.</p> <p>While the public needs to be aware of safe distances, it would be costly and inappropriate for a territorial local authority to take on the responsibility of enforcing these standards for electricity lines outside the national grid. The distribution and sub-transmission lines between 33kv – 110 kv traverse many properties within the district. People who are about to undertake construction in the vicinity of lines should be made aware of the standards with an advice note in the Plan.</p>	<p>Powerco (289.2) Accepted in Part  <b>Further Submissions:</b>  Meridian Energy (1045.17) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.26 All Zones: Views</b>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.26 All Zones: Views</b>			
None	The rules in relation to shelter belts and forestry as drafted already provide sufficient scope to avoid the adverse effects created by shelter belts and do not require amendment to address the issue of view protection.	Maureen Parr (1.2) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.27 Plan Structure: Assessment Criteria</b>			
None	The existing wording of the Plan, seeks to ensure that the assessment of effects is not unduly limited, and all effects of Discretionary and Non-Complying activities can be appropriately considered, and conditioned if necessary. Consideration of Discretionary and Non-Complying activities must be undertaken in accordance with the Act. Any conditions imposed on resource consents must also be in accordance with the provisions of the Act. The provisions as worded ensure that the Council retains the ability to assess all of the potential effects associated with an activity.	Richard Hoadley (35.2) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.28 Plan Structure: Cross referencing</b>			
None	While the Plan is still being developed and clauses added, changed or subtracted during the Hearing process changes to the cross referencing are redundant. Once all of the objectives, policies and rules are decided upon cross referencing will be edited and completed to ensure that all the	Mighty River Power (75.26) Accepted <b>Further Submissions:</b> Meridian Energy (1045.15) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.28 Plan Structure: Cross referencing</b>			
	references are correct.		

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.29 Plan Structure: Outcomes</b>			
That the Plan Change is redrafted to remove reference to "Outcomes".	That the Outcomes as drafted mirror the Objectives and Policies. The Outcomes do not contain additional issues that are not addressed within either the Objectives or associated Policies. The Outcomes carry no statutory weight and the drafting of Part Two – Policy may lead to confusion and uncertainty for Plan users.	Steve Bonnici, Janette Campbell and Barry Hare (106.2) Accepted Robert and Nicolette Brodnax (107.2) Accepted Terrence and Moyrene Patterson (108.2) Accepted Tracey Haszard and Phil Sargent (125.2) Accepted Allan Bonnici and Sandra McInnes(130.2) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.30 Plan Structure: Notification of affected parties for Restricted Discretionary Activities</b>			
That the following statement and any similar references to notification in relation to any Restricted Discretionary Activities is deleted throughout the document:  The following activities are Restricted Discretionary Activities. <del>Such activities may be considered without the need to obtain written approval from affected parties and without the need for notification.</del>	That the description, within each of the relevant zones, under the heading of Restricted Discretionary Activities, should not contain reference to the fact that activities "may" be considered without the need to obtain written approval of affected parties or notification as this is potentially misleading and would often set false expectations. The wording should be removed to avoid confusion in relation to the application of the rules.	Cheal Consultants (171.10) Accepted <b>Further Submissions:</b> Terrence and Moyrene Patterson (1077.30) Accepted Steve Bonnici, Janette Campbell and Barry Hare (1078.30) Accepted Allan Bonnici and Sandra McInnes(1079.30) Accepted Robert and Nicolette Brodnax (1080.30) Accepted Tracey Haszard and Phil Sargent (1081.30) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.31 Plan Structure: Specific Rules			
None	Part Three – Rules section of the Plan Change provides all of the references to specific rules within the District Plan. No further references are required.	P. John Chuman – Rural Community Group (180.23) Rejected P. John Chuman – Rural Community Group (181.22) Rejected Bryan Finnerty (226.22) Rejected Miriam Gillingham (227.22) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.32 Plan Structure: Layout			
None	On the completion of the Submission and Hearing process and with the addition of appropriate formatting, cross referencing and design, the separation of the Policies from the Rules within the Plan change will not be an issue for Plan users	Department of Conservation (191.1) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.33 Plan Structure: Cross referencing all rules			
Cross referencing have been amended	Will ensure that no confusion arises when utilising the cross referencing referred to within the Plan Change document.	Ruapehu District Council (268.21) Accepted <b>Further Submission:</b> Department of Conservation (1050.3) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #												
4.34 Designations: Waiouru Substation															
<table border="1"> <thead> <tr> <th>REF NO</th> <th>MAP NO</th> <th>LOCATION</th> <th>DESIGNATED PURPOSE</th> <th>LEGAL DESCRIPTION</th> <th>REQUIRING AUTHORITY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REF NO	MAP NO	LOCATION	DESIGNATED PURPOSE	LEGAL DESCRIPTION	REQUIRING AUTHORITY							The designation process in terms of the requirements of the Resource Management Act 1991 is complete and the Waiouru Substation should be included within Appendix One of the Proposed Plan Change.	Powerco (No 289.12) Accepted	
REF NO	MAP NO	LOCATION	DESIGNATED PURPOSE	LEGAL DESCRIPTION	REQUIRING AUTHORITY										

WHAT - Recommendations					WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.34 Designations: Waiouru Substation</b>							
88	17	State Highway 1, Waiouru	Electricity Substation (Waiouru)	Section 29 Block IX Moawhango Survey District	Powerco Limited		

WHAT - Recommendations					WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.35 Designations: Legal Description of NZDF land</b>							
Description	Area	Status	NZ Gazette	Plan	The amended designations accurately reflect the actual designation.	New Zealand Defence Force (No 277.3) Accepted	
Subdivisions 2, 3 and 4 of Run No. 1, and Subdivisions 1, 2 and 3 of Run No 3	18993.7ha	Defence Purposes	1939 Page 3062	SO RP629, SO 18808, SO 20875			
Pt 1B, Pt A, Pt Run 2, Part Run 4, Pt Subdivision 1 Run 1, Sec 33 SD Moawhango, Sec 17 TN of Waiouru	9822.2	Defence Purposes	1945 page 1551	SO 20875, ML 3240			
Part Run 4	1.76ha	Defence Purposes	1945 page 1556	SO 20882			
Section 16 TN of Waiouru	0.22ha	Defence Purposes	1953 page 1127	SO 15363			
Sec1 and 2, TN of Waiouru	0.18ha	Defence Purposes	1958 page 693	SO 15363			
Pt 2E	1303.1ha	Defence Purposes	1959 page 611	ML 3240			
Pt 20, Pt 2P	915.3ha	Defence	1960	ML 1581			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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**4.35 Designations: Legal Description of NZDF land**

		Purposes	page			
2A, 3A, 2B1, 2B2, 2B1A, 2B1B, 3B, 2C1, 2Q1, 3C, 3D, 3E, 3F, Pt 2B2, Pt 2Q1, Pt 2Q2, Pt 3B1	13801.1ha	Defence Purposes	1961 page 315	ML 1581, ML 3551/B, ML 1626, ML 3620, ML 3551/D, ML 3240, ML3551/C, ML 3551/B, ML 3551/A, ML 3763		
2B4, 2B1C, 2B1D, 2B1E, 2B3	1381.0ha	Defence Purposes	1961 page 316	ML 3620		
Pt Sec 14 TN of Waiouru PT Sec 15 TN of Waiouru	4.36ha	Defence Purposes	1962 page 418	SO 15363		
Pt 3B2A, Pt Sec 20	26.7ha	Defence Purposes	1965 page 1101	ML 4455, SO 24294		
2C2, 2C3, 1X1, 1X2, 4 Oruamatua Kaimanawa Pt, Pt 2C4	9758.8ha	Defence Purposes	1973 page 2427	ML 1640, ML 1421, ML 1581		
Pt 3A	896.4ha	Defence Purposes	1979 page 2628	ML 2174		
Sec 26 TN of Waiouru	0.36	Defence Purposes	1983 page 2085	SO 33166		
Closed road	0.031ha	Defence Purposes	1994 page 71	SO 37168		

**Waiouru Military Museum**

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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#### 4.35 Designations: Legal Description of NZDF land

Description	Area	Status	NZ Gazette	Plan
Sec 32	2.35ha	Army Memorial Museum Trust Board	CT 19B/91	SO 31942

**Royal New Zealand Naval Communications Station**

Description	Area	Status	NZ Gazette	Plan
Being Part subdivision 1, SO Plan 18551, being part Sections 3 and 4, situated in Blocks IV and VIII, Maungakaretu Survey District	37.9ha	Defence Purposes	1945 page 1048	SO 21149
Being Part Raketapauma II 2A and being Parts II 2B situated in Block IV, Maungakaretu Survey District	28.62ha	Defence Purposes	1947 page 636	SO 21357

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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#### 4.36 Designations: New Zealand Transport Agency

REF NO	MAP NO	LOCATION	DESIGNATED PURPOSE	LEGAL DESCRIPTION	REQUIRING AUTHORITY		
87	Various	State	State	All State	NZ	The realignment of State Highway 4 at Spiral Hill was completed over ten years ago. Plans were submitted by Works Consultancy Services on	New Zealand Transport Agency (No 208.31) Accepted in Full





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.36 Designations: New Zealand Transport Agency

			Plan 61562 Lot 16 DP 61563 Pt Lot 16 DP 61563 Pt Lot 15 DP 61563 Pt Lot 1 DP 42736 Pt Lot 7 DP 61563 Pt Lot 6 DP 61563 Pt Lot 5 DP 615630 Pt Lot 4 DP 61563 Pt Lot 3 DP 61563 Pt Lot 2 DP 61563			
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WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.37 Maps: Urban Features





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.37 Maps: Urban Features</b>			
Removal of the zone and overlay marking on all land beyond the District boundaries on Maps A1, A2, A3, B1, B3, C1, C3, D1, D3 and E3.	The removal of all zone and overlay markings beyond the boundary of the District will avoid any confusion as to what land is within the District and what areas the District Plan rules apply to.	Ruapehu District Council (268.28) Accepted	
WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.38 Maps: Map 9 Overlay in relation to Urban Settlement Zone at Raurimu</b>			
That the 500m reverse sensitivity/buffer overlay is removed from land zoned as Urban Settlement within Map 9.	The mapping incorrectly applies the 500m reverse sensitivity/buffer overlay to land zoned as Urban Settlement and this may lead to confusion in terms of Plan and Rule interpretation.	Ruapehu District Council (268.29) Accepted	
WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.39 Maps: Map 2 Ruatiti Domain</b>			
That land held in valuation reference 12640/094.01 is zoned as Rural not Reserve on Map 2.	The incorrect zoning of the land may lead to confusion in terms of Plan interpretation and Rule application.	Ruapehu District Council (268.30) Accepted	
WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.40 Maps: Legend</b>			
That the wording of the "District Plan Zones list on the Maps Legend is altered as follows:  Protected Areas – Conservation Protected Areas – Reserve	To avoid confusion in relation to how the maps correspond to the Plan document, it is best that the wording within the map legend corresponds to the relevant rule statement.	Kiwicoast Developments Limited (9.4) Accepted <b>Further Submissions:</b> Meridian Energy (1045.12) Accepted Turoa Village Residents Association (Inc) (1089.2) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.41 Maps: Legend</b>			
Alter Map Legend to remove double ups of icons and create a single map legend.	To reduce confusion in terms of map interpretation.	New Zealand Defence Force (277.5) Accepted Ruapehu District Council (268.32) Accepted <b>Further Submissions:</b> Ernslaw One (1044.126) Accepted Meridian Energy (1045.14) Accepted Winstone Pulp International (1106.82) Accepted Ernslaw One in relation to 268.32 (1044.124) Accepted Winstone Pulp International in relation to 268.32 (1106.80) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.42 Maps: Map 2 - Golf Road, Map 3 – Cherry Grove, Whanganui River and Punga Stream</b>			
None	The submitter is correct in highlighting errors in the mapping of these areas. However, the maps are developed using Land Information New Zealand survey data, and unless the area is resurveyed (which is a major undertaking) then there is no accurate way of amending the maps.	Stuart Shaw (73.4, 73.5, 73.6 and 73.7) All Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.43 Maps: Te Peka Reserve and Ward Street</b>			
Alter Map Number 3 – Urban Map and Urban Features Map – Taumarunui Central to show: Rural zoned area of Te Peka Reserve as Protected Areas – Reserve; and Rural zoned sections identified as 22, 24, 28 and 30 Ward Street as Residential.	The proposed changes will correct an error in the Planning Maps	Stuart Shaw (73.8) Accepted	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.44 Maps: Karioi Pulp Mill</b>			
Alter Rural Map – Map Number A3 - Waiouru to show land in ownership of Winstone Pulp International adjoining the actual mill site as Rural rather than Conservation.	To reflect correct use and zoning of the site.	Ernslaw One (274.32) Accepted <b>Further Submissions:</b> New Zealand Forest Managers Limited (1074.49) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.45 Maps: Map C3</b>			
Alter land shown as Conservation to Rural.	To reflect correct use and zoning of the site.	New Zealand Forest Managers (293.18) Accepted <b>Further Submissions:</b> Ernslaw One (1044.199) Accepted Winstone Pulp International (1106.155) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.46 Maps: Waiouru</b>			
None	Alteration of the underlying zone would be an unnecessary duplication of the designation of the site for Defence Purposes and the creation of a new “Defence Training Area” zone may unduly restrict activities undertaken on the site that are not for Defence Purposes.	New Zealand Defence Force (277.1) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.47 Beyond Scope</b>			
None	There is nothing to consider within the above submissions.	Dorothy and Nigel Dallas (5) Rejected Stewart Shaw (6) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.48 Beyond Scope</b>			
None	Consideration of how ratepayers money is spent is outside the scope of the Proposed Plan Change to the Ruapehu District Plan. Any alterations to the objectives, policies and rules within the Ruapehu District Plan will not affect existing public access to the Departments land. Access arrangements in relation to land belonging to the Department of Conservation are beyond the scope of the Proposed Plan Change.	SE Williams (24) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.49 Beyond Scope</b>			
None	Consideration of how ratepayers' money is spent is outside the scope of the Proposed Plan Change to the Ruapehu District Plan.	NT Matena (28) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.50 Beyond Scope: Rubbish dumping</b>			
None	Dealing with illegal rubbish dumping if a job for the Regulatory arm of Council and is beyond the scope of the District Plan review.	Luana Takitimu (172) Rejected Reo Rapana (173) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.51 Beyond Scope: Rubbish Stickers</b>			
None	The issuing of rubbish stickers is a matter that is outside the scope of the District Plan review.	Jane Hamilton (185) Rejected	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.52 Beyond Scope: Provision of toilet facilities and road upgrading</b>			
None	Consideration of how ratepayers money is spent is outside the scope of the Proposed Plan Change to the Ruapehu District Plan.	Maurice Cole (221) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.53 Beyond Scope</b>			
None	Placement and construction of new signage, along with the removal of recycling facilities is outside the scope of the Proposed Plan Change to the Ruapehu District Plan.	Paul Van de Water (312) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.54 Beyond Scope: Indigenous Vegetation</b>			
None	That a review of the District Plan in relation to Indigenous Biodiversity and the habitats of Indigenous Fauna is not included within the Proposed District Plan Change, as such any comment in relation to this chapter are not on the Plan Change and are outside the scope of what is able to be reviewed.	P. John Chuman – Rural Community Group (180.34) Rejected P. John Chuman – Rural Community Group (181.33) Rejected Bryan Finnerty (226.33) Rejected Miriam Gillingham (227.33) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.55 Beyond Scope: Indigenous Vegetation</b>			
None	Alterations to the Indigenous Vegetation and Habitats of Indigenous Fauna chapter of the Operative Ruapehu District Plan are beyond the scope of the District Plan Change.	Department of Conservation (191.2) Rejected	

# FINANCIAL CONTRIBUTIONS

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.1 Financial Contributions - General</b>			
<p>Add the following text after the first paragraph in Section FC 2.1 Introduction and the first sentence in Section FC 3.1:</p> <p><u>Council also operates a Development Contributions Policy under the Local Government Act 2002. Section 208 of the Local Government Act allows Council to take development contributions at the time of resource consent, building consent or service connection. Development contributions under the Local Government Act will only be levied if, and to the extent, that they have not already been charged previously including under the financial contribution provisions of the Ruapehu District Plan. It is recommended that if applicants are in any doubt as to the origin of the contribution that they clarify with Council staff the basis upon which any contribution is being levied to them - either a Financial Contribution under the Resource Management Act or a Development Contribution under the Local Government Act.</u></p>	<p>The proposed additions to the Explanation in the Financial Contributions policy section and the Statement in the Financial Contributions rule section of the Proposed Plan Change provide clarity and guidance to plan users as to the different mechanisms available to Council to levy contributions to applicants, and when each different type of contribution may be levied.</p>	<p>David JE Holland (9.5) Accepted in Part  <b>Further Submissions:</b>            Terrence and Moyrene Patterson (1077.1) Accepted in Part            Steve Bonnici, Janette Campbell and Barry Hare (1078.1) Accepted in Part            Allan Bonnici and Sandra McInnes (1079.1) Accepted in Part            Robert and Nicolette Brodnax (1080.1) Accepted in Part            Tracey Haszard and Phil Sargent (1081.1) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.2 Financial Contributions - General</b>			
<p>Add the following text after the first sentence in Section FC 3.1:</p> <p><u>Electricity Lines and electricity utility installations are exempt from the provision of financial contributions under this rule section provided that they do not require connection to reticulated services under the administration of Ruapehu District Council.</u></p>	<p>The inclusion of the exemption statement will provide clarity for plan users and administrators and recognises the importance of electricity lines and utilities to the well-being of the District.</p>	<p>Transpower New Zealand Limited (288.6) Accepted in Part            Powerco Limited (289.5) Accepted in Part            Meridian Energy Limited (1045.64) Accepted in Part            Meridian Energy Limited (1045.65) Accepted in Part</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.3 Financial Contributions - Policy</b>			
<p>That the following criteria be added to Financial Contributions policy FC 2.2.3(d) :</p> <p><u>(iv)The contribution that an energy generation activity will make to the achievement of energy policy objectives and/or renewable energy generation targets of the New Zealand government; and the local, regional and national benefits to be derived from renewable energy generation and use.</u></p>	<p>The requested amendment is appropriate, gives effect to section 7(j) of the RMA, and is complimentary to the approach to renewable energy adopted elsewhere in the Proposed Plan Change.</p>	<p>TrustPower Limited (74.12) Accepted  <b>Further Submissions:</b>                      Mighty River Power (1035.7) Accepted                      Meridian Energy Limited (1045.63) Accepted                      Energy Efficiency and Conservation Authority (1046.7) Accepted                      New Zealand Wind Energy Association (1047.18) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.5 Financial Contributions – Policy</b>			
<p>None</p>	<p>The current wording of the Financial Contributions policies and rules in the Proposed Plan Change ensures that proper consideration of cause and effect will take place before a contribution is levied.</p>	<p>Velma Siemonek (212.10) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.6 Financial Contributions – Policy</b>			
<p>None</p>	<p>The submitter seeks the retention of the Financial Contributions Policy section as written. However it is recommended in response to submission 9.5 and further submissions 1077.1, 1078.1, 1079.1, 1080.1 and 1081.1 that a new paragraph is added to the explanation of the policy section. On that basis the relief sought by TFGC (ie to retain the Financial Contributions policy section as written) cannot be accepted in full.</p>	<p>Taranaki Fish and Game Council (261.5) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.7 Financial Contributions – Rules</b>			
<p>That the following text be added to Financial Contributions rule statement FC 3.1:</p> <p><u>All references to Resource Consent in this section mean a resource consent issued in accordance with the Resource Management Act 1991.</u></p>	<p>The insertion of the explanatory text will avoid confusion and aid in the useability of the document.</p>	<p>Murumuru Farms Limited (137.36) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.8 Financial Contributions – Rule FC3.2</b>			
<p>None</p>	<p>There is sufficient flexibility already built into the Financial Contributions rules and the Carparking rules of the Proposed Plan Change to ensure that the outcome sought by the submitter and further submitter can be achieved without the need for alteration to any of the Proposed Plan Change provisions.</p>	<p>Cheal Consultants (171.23) Rejected  <b>Further Submissions:</b>  Enterprising Taumarunui Incorporated (1008.1) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.9 Financial Contributions – Rule FC 3.3.2</b>			
<p>None</p>	<p>The ability for Council to consider levying a financial contribution under the criteria in question is only triggered when a resource consent is sought. The presence of any zoning/overlay or waterway does not in itself give Council the ability to levy a contribution. The presence of such features or zonings and the necessity to levy a contribution would require consideration should a resource consent be applied for, however this would not automatically mean a contribution would</p>	<p>Murumuru Farms Limited (137.37) Rejected</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.9 Financial Contributions – Rule FC 3.3.2</b>			
	be required. Each case would be considered on its merits.		

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.10 Financial Contributions – Rule FC 3.3.5</b>			
That the following criteria be added to Financial Contributions Rule FC 3.3.5:  <u>(e)The benefits of renewable energy generation activities and associated network utilities, including the social, economic and environmental benefits of regionally or nationally significant infrastructure.</u>		TrustPower Limited (74.26) Accepted <b>Further Submissions:</b> Mighty River Power (1035.12) Accepted Meridian Energy Limited (1045.66) Accepted Energy Efficiency and Conservation Authority (1046.17) Accepted New Zealand Wind Energy Association (1047.19) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.11 Financial Contributions – Rules</b>			
None	It would be inappropriate to grant the relief sought by the submitter. The existing matters to which general financial contributions can be applied are all matters specifically or generally referred to in sections 5, 6, and 7 of the RMA. Notwithstanding the reference to the “habitats of trout and salmon” in section 7 of the RMA, elevating sports fish populations and their habitats to this list in the rule section would be inconsistent with the existing list of matters, and it would be difficult for plan administrators to define what constitutes sport fish. Further, the wording of the rule section clearly sets out that the outcomes listed are not an exclusive list to which general financial	Taranaki Fish and Game Council (261.11) Rejected <b>Further Submissions:</b> TrustPower Limited (1082.10) Accepted Meridian Energy Limited (1045.67) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.11 Financial Contributions – Rules</b>			
	<p>contributions must be aimed, and if Council considered that a financial contribution was required to avoid, remedy or mitigate adverse effects on a sport fish population or habitat it has jurisdiction to do so under the existing list of matters as worded.</p>		





# TIDY UP REPORT

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.1 Horizons Regional Council: Infrastructure of Regional and National Importance</b>			
<p>That the following is included within the definitions section of the Ruapehu District Plan, but is “greyed” out as it is taken from another document, being the One Plan as Amended by Decisions:</p> <p><u>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)</u></p> <p><u>(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;</u></p> <p><u>(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;</u></p> <p><u>(a)(ib) Pipelines and gas facilities used for the transmission and distribution of natural and manufactured gas;</u></p> <p><u>(a)(iii) The road and rail networks as mapped in the Regional Land Transport Strategy;</u></p> <p><u>(a)(vi) Telecommunications and</u></p>	<p>That the addition of the above definition and Infrastructure Policy Chapter to the Plan will ensure that sufficient regard has been given to the Regional Policy Statement and that the Proposed Plan Change is not inconsistent with the Regional Plan.- Grant 28/10</p>	<p>Horizons Regional Council (No 280.13) Accepted in Part <b>Further Submission</b> Meridian (1045.84) Accepted in part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.1 Horizons Regional Council: Infrastructure of Regional and National Importance</b>			
<p><u>radiocommunications facilities;</u>  <u>(a)(vii) Public or community sewage treatment plants and associated reticulation and disposal systems;</u>  <u>(a)(viii) Public water supply intakes, treatment plants and distribution systems;</u>  <u>(a)(ix) Public or community drainage systems, including stormwater systems;</u>  <u>(b)(i) Solid waste facilities including landfills, transfer stations and resource recovery facilities that deal with municipal waste;</u>  <u>(b)(ii) Flood protection schemes;</u>  <u>(b)(iii) New Zealand Defence Force facilities.</u></p> <p><u>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.</u></p> <p><u>IF2.2.2.1 Explanation of Policies</u></p> <p><u>IF2.1 Introduction</u></p> <p><u>The Ruapehu District contains infrastructure and other physical resources that are regionally or nationally important. The establishment, operation, maintenance and upgrading of this</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.1 Horizons Regional Council: Infrastructure of Regional and National Importance</b>			
<p><u>regionally or nationally important infrastructure and any associated infrastructure corridors is critical to the economic wellbeing of the Ruapehu District and may have implications for both the wider region and the nation as a whole. But, consideration must also be given to the fact that infrastructure can have adverse effects on the environment, and activities which seek to establish in close proximity to existing infrastructure can have reverse sensitivity effects on this infrastructure.</u></p> <p><u>There can be logistical or technical constraints on where infrastructure must be located to serve communities and to enable it to operate efficiently. To ensure the sustainable and long term viability of the district in relation to urban growth there should be planned integration between urban growth activities and infrastructure provision. The Ruapehu District Council seeks to ensure the benefits of infrastructure are recognised and appropriately weighed along with other matters in any decision-making processes.</u></p> <p><u>There is potential for concerns about localised adverse effects to prevail over recognition of the regional and national benefits of establishing infrastructure and other physical resources of regional or national importance. There is also potential for other activities to constrain the operation, maintenance or upgrading of</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.1 Horizons Regional Council: Infrastructure of Regional and National Importance</b>			
<p><u>infrastructure and other physical resources of regional or national importance.</u></p> <p><u>However Council notes that the establishment, operation and maintenance of infrastructure does have the potential to generate adverse effects on the environmental, social and cultural wellbeing of the District, especially if these activities are not appropriately sited. For this reason the District Plan has incorporated issues, objectives and associated policies which directly align with the provisions of Regional Council's One Plan and allow for careful consideration of the potential effects of infrastructure and other physical resources of regional or national importance.</u></p> <p><b><u>IF2.2 ISSUES</u></b></p> <p>(a) <u>There is potential for concerns about local adverse effects to prevail over recognition of the regional and national benefits of establishing infrastructure and other physical resources of regional or national importance. There is also potential for other activities to constrain the operation, maintenance or upgrading of infrastructure and other physical resources of regional or national importance.</u></p> <p>(b) <u>Urban development that is not</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.1 Horizons Regional Council: Infrastructure of Regional and National Importance</b>			
<p><u>strategically planned can result in the piecemeal and inefficient provision of associated infrastructure.</u></p> <p><b><u>IF2.2.1 OBJECTIVE</u></b></p> <p>(a) <u>Have regard to the benefits of infrastructure and other physical resources of regional or national importance by recognising and providing for their establishment, operation, maintenance and upgrading.</u></p> <p>(b) <u>Urban development occurs in a strategically planned manner which allows for the efficient adequate and timely supply of land and associated infrastructure.</u></p> <p><b><u>IF2.2.2 POLICIES</u></b></p> <p>(a) <u>Recognises the following infrastructure as being physical resources of regional or national importance:</u></p> <p style="padding-left: 20px;">(i) <u>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</u></p> <p style="padding-left: 20px;">(ii) <u>the National Grid and electricity</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Horizons Regional Council: Infrastructure of Regional and National Importance			
<p><u>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</u></p> <p>(iii) <u>pipelines and gas facilities used for the transmission and distribution of natural and manufactured gas</u></p> <p>(iv) <u>the road and rail networks as mapped in the Regional Land Transport Strategy</u></p> <p>(v) <u>telecommunications and radiocommunications facilities</u></p> <p>(vi) <u>public or community sewage treatment plants and associated reticulation and disposal systems</u></p> <p>(vii) <u>public water supply intakes, treatment plants and distribution systems</u></p> <p>(viii) <u>public or community drainage systems, including stormwater systems</u></p> <p>(b) <u>Recognises the following facilities and assets as being physical resources of regional or national importance:</u></p> <p>(i) <u>solid waste facilities including landfills, transfer stations and</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<b>4.1 Horizons Regional Council: Infrastructure of Regional and National Importance</b>			
<p><u>resource recovery facilities that deal with municipal waste</u></p> <p>(ii) <u>existing flood protection schemes</u></p> <p>(iii) <u>New Zealand Defence Force facilities.</u></p> <p>(c) <u>To require in relation to the establishment, operation, maintenance, or upgrading of infrastructure and other physical resources of regional or national importance, listed in (a) and (b), have regard to the benefits derived from those activities.</u></p> <p>(d) <u>To require achieve as much consistency across local authority boundaries as is reasonably possible with respect to policy and plan provisions and decision-making for existing and future infrastructure.</u></p> <p>(e) <u>To require ensure that adverse effects on infrastructure and other physical resources of regional or national importance from other activities are avoided as far as reasonably practicable, including by using the following mechanisms:</u></p> <p>(i) <u>ensuring that current infrastructure, infrastructure corridors and other physical</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Horizons Regional Council: Infrastructure of Regional and National Importance			
<p><u>resources of regional or national importance, are identified and had regard to in all resource management decision-making, and any development that would adversely affect the operation, maintenance or upgrading of those activities is avoided as far as reasonably practicable;</u></p> <p>(ii) <u>ensuring that any new activities that would adversely affect the operation, maintenance or upgrading of infrastructure and other physical resources of regional or national importance are not located near existing such resources or such resources allowed by unimplemented resource consents or other RMA authorisations;</u></p> <p>(iii) <u>ensuring that there is no change to existing activities that increases their incompatibility with existing infrastructure and other physical resources of regional or national importance, or such resources allowed by unimplemented resource consents or other RMA</u></p>			





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<b>4.1 Horizons Regional Council: Infrastructure of Regional and National Importance</b>			
<ul style="list-style-type: none"> <li>(iv) <u>authorisations; notifying the owners or managers of infrastructure and other physical resources of regional or national importance of consent applications that may adversely affect the resources that they own or manage;</u></li> <li>(v) <u>ensuring safe separation distances are maintained when establishing rules and considering applications for buildings, structures and other activities near overhead electric lines and conductors eg., giving effect to the New Zealand Code of Practice for Electrical Safe Distances (NZECP 34:2001), prepared under the Electricity Act 1992, and the Electricity (Hazards from Trees) Regulations 2003 prepared under the Electricity Act 1992;</u></li> <li>(vi) <u>ensuring safe separation distances are maintained when establishing rules and considering applications for buildings, structures and other activities near transmission gas pipelines eg., giving effect to</u></li> </ul>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Horizons Regional Council: Infrastructure of Regional and National Importance			
<p><u>the Operating Code Standard for Pipelines - Gas and Liquid Petroleum (NZS/AS 2885) and the Gas Distribution Networks (NZS 5258:2003), the latter promulgated under the Gas Act 1992:</u></p> <p>(vii) <u>ensuring that any planting does not interfere with existing infrastructure, eg., giving effect to the Electricity (Hazards from Trees) Regulations 2003 promulgated under the Electricity Act 1992 and Section 6.4.4 External Interference Prevention of the Operating Code Standard for Pipelines - Gas and Liquid Petroleum (NZS/AS 2885); and</u></p> <p>(viii) <u>ensuring effective integration of transport and land use planning and protecting the function of the strategic road and rail network as mapped in the Regional Land Transport Strategy.</u></p> <p>(f) <u>In managing any adverse environmental effects arising from the establishment, operation, maintenance and upgrading of infrastructure or other physical resources of regional or national</u></p>			





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<b>4.1 Horizons Regional Council: Infrastructure of Regional and National Importance</b>			
<p><u>importance, Ruapehu District Council must:</u></p> <ul style="list-style-type: none"><li><u>(a) recognise and provide for the operation, maintenance and upgrading of all such activities once they have been established;</u></li><li><u>(b) allow minor adverse effects arising from the establishment of new infrastructure and physical resources of regional or national importance; and</u></li><li><u>(c) avoid, remedy or mitigate more than minor adverse effects arising from the establishment of new infrastructure and other physical resources of regional or national importance, taking into account:</u><ul style="list-style-type: none"><li><u>(i) the need for the infrastructure or other physical resources of regional or national importance,</u></li><li><u>(ii) any functional, operational or technical constraints that require infrastructure or other physical resources of regional or national importance to be located or designed in the manner proposed,</u></li><li><u>(iii) whether there are any</u></li></ul></li></ul>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Horizons Regional Council: Infrastructure of Regional and National Importance			
<p>(iv) <u>reasonably practicable alternative locations or designs, and whether any more than minor adverse effects that cannot be adequately avoided, remedied or mitigated by services or works can be appropriately offset, including through the use of financial contributions.</u></p> <p>(g) <u>To require proactively develop and implement appropriate land use strategies to manage urban growth, and align Council's infrastructure asset management planning with those strategies, to ensure the efficient and effective provision of associated infrastructure.</u></p> <p><b><u>IF2.2.2.1 Explanation of Policies</u></b></p> <p><u>Section 75(3) and (4) of the Resource Management Act 1991 identifies that a District Plan must give effect to any regional policy statement and must not be inconsistent with a regional plan. Horizons One Plan has clearly identified the significance of infrastructure and other physical resources that are of regional or</u></p>			





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<b>4.1 Horizons Regional Council: Infrastructure of Regional and National Importance</b>			
<p><u>national importance.</u></p> <p><u>The above objectives and policies have been adopted to recognise the benefits of infrastructure and other physical resources of regional or national importance while weighing up the adverse effects of infrastructure against the positive regional and national benefits. They also aim to avoid adverse effects from the inappropriate subdivision, use and development of land which may affect infrastructure and physical resources of regional or national importance.</u></p>			

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<b>4.2 Residential Zone: Noise Requirements</b>			
<p>RE3.3.7 <u>Noise</u></p> <p>(a) <u>The Leq noise level and maximum noise level (Lmax) arising from any activity measured at the boundary of any residentially zoned site or within the boundary of a unit any residentially zoned site other than the site/unit generating the noise shall not exceed the following limits:</u></p> <p>(i) <u>Daily 7.00am to 8.00pm inclusive – 50 dBL<sub>Aeq, (15 min)</sub>.</u></p>	<p>Bearing in mind that background noise levels in the residential areas are low, the levels now set recognize that new activities should reflect this level of amenity.</p> <p>Ruapehu is a holiday destination so it is expected commercial activities are likely to have some noise associated with them for much of the day including holidays.</p>	<p>Steve Bonnici, Janette Campbell and Barry Hare (No 106.23) Accepted            Robert and Nicolette Brodnax (107.23) Accepted            Terrence and Moyrene Patterson (108.23) Accepted            Tracey Haszard and Phil Sargent (125.23) Accepted            Allan Bonnici and Sandra McInnes (130.23) Accepted            ME (Peggy) Shelbourne (139.14) Accepted in part  <b>Further Submissions:</b>            Christopher Gebbie (1064.11 in relation to 139.14) Accepted in part</p>	

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<b>4.2 Residential Zone: Noise Requirements</b>			
<p>(ii) <u>All other times - 40 dBL<sub>Aeq,(15 min)</sub></u>;</p> <p>(iii) <u>8.00pm to 7.00am: maximum noise 65dB L<sub>AFmax</sub></u></p> <p>(b) <u>Measurement and assessment of noise levels shall be in accordance with New Zealand Standards NZS 6801:2008 Acoustics – Measurement of Environmental Sound and NZS 6802:2008 Acoustics – Environmental Noise</u></p> <p>Relevant Assessment Criteria: RE3.5.1(a) (vii), (viii) and (x) and (xvi).</p> <p>CM3.3.3 <u>Noise</u></p> <p>(a) The Leq noise level and maximum noise level (L<sub>max</sub>) arising from any activity measured at the boundary of any commercially zoned site, <u>except State Highway 4 at National Park</u>, other than the site generating the noise shall not exceed the following limit:</p> <p>(i) 65 dBL<sub>Aeq (15 min)</sub></p> <p>(b) The Leq noise level and maximum noise level (L<sub>max</sub>) arising from any activity measured at or within the boundary of any residentially zoned site <u>or within the commercial alongside</u></p>			





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<b>4.2 Residential Zone: Noise Requirements</b>			
<p><u>State Highway 4 at National Park</u>, shall not exceed the following limits:</p> <ul style="list-style-type: none"> <li>(i) Daily 7.00am to 10.00pm inclusive – 55 dBL<sub>Aeq</sub> (15 min);</li> <li>(ii) All other times - 45 dBL<sub>Aeq</sub> (15 min);</li> <li>(iii) 10.00pm to 7.00am maximum noise 65dB L<sub>AFmax</sub></li> </ul> <p>(c) Measurement and assessment of noise levels shall be in accordance with New Zealand Standards NZS 6801:2008 Acoustics – Measurement of Environmental Sound and NZS 6802:2008 Acoustics – Environmental Noise.</p> <p>Relevant Assessment Criteria: CM3.5.1(c) and (d) Please note further changes are proposed to the residential zone noise standards, based on the submission of the New Zealand Fire Service (see the residential chapter)</p>			

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<b>4.3 Noise: Acoustic Design</b>			
None	That the requirement to achieve an internal noise level of 45 dB L <sub>Aeq</sub> for habitable rooms is essentially a method of providing self protection,	ME (Peggy) Shelbourne (139.4) Rejected <b>Further Submissions:</b> Christopher Gebbie (1064.4) Rejected	

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<b>4.3 Noise: Acoustic Design</b>			
	for residential and tourist accommodation activities occurring within the Commercial zone. This requirement recognises that some activities desire/require a standard of amenity in excess of that provided within the Commercial environment as a whole. This is a suitable method of protecting these activities in relation to reverse sensitivity effects.		

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<b>4.4 Definition - Conservation Land</b>			
<p>That the following definition is added to the Definitions Chapter of the Proposed Plan:</p> <p><u>Conservation land:</u>  <u>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.</u></p> <p><u>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.</u></p>	That the addition of a definition of Conservation Land will assist with plan interpretation and the proposed definition is consistent with similar definitions included within equivalent legislation.	Winston Oliver (79.5) Accepted <b>Further Submissions:</b> Meridian Energy Limited (1045.1) Accepted	

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<b>4.5 Zoning of Rural Land as Protected Areas</b>			
Change the zoning of the following parcels to Rural:	It would appear that the zoning of all three sites as	Tuwharetoa (. 112.5) Accepted	





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<b>4.5 Zoning of Rural Land as Protected Areas</b>			
<ul style="list-style-type: none"><li>• SECT 3 SO 36603</li><li>• PT 4WestE2B3C1 Taurewa</li><li>• PT 1C Hauhungaroa</li></ul>	Protected Areas has simply been a mapping error. All of the sites are in private ownership, and none appear to be affected by the Wildlife Act.	<b>Further Submissions:</b> Ernslaw One Ltd (1044.36) Accepted Guy Smallman (1083.5) Accepted Te Runanganui o Ngati Hikairo ki Tongariro (1084.5) Accepted Winstone Pulp International (1106.20) Accepted	