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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:

- Energy
- Network Utilities
- Special Activities
- Commercial Zone
- Signage
- Industrial Zone
- Industrial- Taumarunui
- Site Specific
- Transport

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.

ENERGY

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Energy - General			
That the term “renewable energy generation” be replaced with “renewable electricity generation” throughout the Energy Policy Chapter.	To ensure consistency with the name of the proposed NPS for Renewable Electricity Generation, it is recommended that references are made to renewable electricity generation	John Irving (21.1) Rejected Meridian Energy (225.1 and 225.9) Accepted in Part Mighty River Power (75.25a) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.2 Energy: Introduction Statement EG2.1			
<p>It is recommended that EG2.1, the introductory statement be amended to read as follows:</p> <p><u>New Zealand has a long history of providing electricity through both renewable and non-renewable sources, with the use of hydro-electric generation and recently the introduction of wind, to coal combustion and natural gas production.</u></p> <p><u>The Ruapehu District has and will continue to contribute significantly to meeting national and regional energy demands. The District houses part of the Tongariro Power Scheme and has coal reserves that were utilised throughout the 20th century. It became uneconomic to continue mining in the 1960's and most of the coal mines closed down. However coal mining to fuel energy generation could return to the district should</u></p>	The proposed changes to the introductory statement of the energy policy section of the plan do not change the intent of this section, however they do provide further clarity for plan users.	Solid Energy New Zealand Ltd (69.1a) Accepted in Part TrustPower Ltd (74.16) Accepted in Part Genesis Energy (279.17) Accepted in Part Further Submissions: Enterprising Taumarunui Inc (FS1013 in relation to 69.1a) Accepted in Part Genesis Energy (FS1040.6 in relation to 74.16) Accepted in Part Meridian Energy Ltd (FS1045.95 in relation to 74.16) Rejected EECA (1046.43 re: 225.9) Accepted in Part	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.2 Energy: Introduction Statement EG2.1			
<p><u>extraction technology progress and economic conditions become favourable, and should not be ruled out by planning provisions.</u></p> <p><u>The future of renewable electricity generation within the Ruapehu District is strong. The Tongariro Power Scheme will continue to make a significant contribution to meeting national demand. Additionally the District has an identified wind resource that is suited to energy generation and a number of waterways where opportunities for additional hydroelectric generation exist, particularly small scale hydro generation activities of less than 10MW. These and other renewable electricity generation opportunities have the potential to provide wider environmental benefits through reducing greenhouse gas emissions and providing generation from “reversible” technology, reducing our dependency on imported energy resources – such as oil and coal, security of and the diversification of our energy sources, as well as social and economic benefits and should be recognised and provided for within the District Plan.</u></p> <p><u>Council notes however that all forms of energy generation also have the potential to generate adverse environmental effects (including on ecology and habitat, outstanding landforms and natural features, rural amenity, district and national infrastructure) and on the social and cultural environment of the District, if not appropriately sited. For this reason the District Plan requires</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.2 Energy: Introduction Statement EG2.1			
<p><u>consent for larger commercial scale energy generation facilities so that thorough assessments of the environmental effects of such facilities can be undertaken.</u></p> <p><u>The National Policy Statement on Renewable Electricity Generation (NPSREG) came into effect on the 13th of May 2011 and therefore needs to be considered. The NPSREG sets out an objective and policies to enable the sustainable management of renewable electricity generation under the Resource Management Act 1991.</u></p> <p><u>The NPSREG was developed in accordance with the New Zealand Energy Strategy which was released by central government in October 2007. The Energy Strategy states that the major energy challenges facing New Zealand are the need to respond to the risks of climate change by reducing greenhouse gas emissions caused by the production and use of energy, and the need to deliver clean, secure, affordable energy while treating the environment responsibly. The Strategy also sets out central government's goal that 90% of electricity generated in New Zealand should be derived from renewable energy sources by the year 2025.</u></p>			

What	Why	Who	Where
4.3 Energy: Identification of Coal Resources Location			





What	Why	Who	Where
4.3 Energy: Identification of Coal Resources Location			
None	Mapping of coal seam resources for future potential use would unreasonably restrict current land-use and is best dealt with by a future plan change or resource consent.	Solid Energy New Zealand Ltd (69.1b) Rejected	

What	Why	Who	Where
4.4 Energy: Outcome EG2.3.1			
It is recommended that outcome EG2.3.1 be deleted as per Miscellaneous Chapter.	The recommendation of the Miscellaneous chapters report was to delete all Outcomes from the plan change.	Meridian Energy (225.11) Rejected Efficiency and Conservation Authority (FS1046.45 in relation to 225.11) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 Energy: Objective EG2.3.2			
<p>It is recommended that objective EG2.3.2(a) be amended to read as follows:</p> <p><u>To encourage the use of renewable energy resources within the District through appropriately sited and designed energy generation facilities, activities, including the connection of these activities to the National Grid or a distribution system while ensuring environmental effects are avoided, remedied or mitigated.</u></p>	The above changes to objective EG2.3.2(a) provides for a range of processes and structures that may be required for renewable electricity generation and provides for distribution of the end product.	<p>TrustPower (74.17) Accepted in Part Mighty River Power (75.25b) Accepted in Part Meridian Energy Ltd (225.12) Rejected Genesis Energy Ltd (279.18a) Accepted in Part Transpower Ltd (288.11) Accepted in Part Powerco Ltd (289.10) Accepted in Part Cheal Consultants (171.1a) Accepted in Part</p> <p>Further Submissions Mighty River Power Ltd (FS1035.9 in relation to 74.17) Rejected Genesis Energy Ltd (FS1040.7 in relation to 74.17 and 1040.17 in relation to 289.10) Rejected Energy Efficiency and Conservation Authority</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 Energy: Objective EG2.3.2			
		(FS1046.9 in relation to 74.17) Rejected NZ Wind Energy Association (FS1047.23 in relation to 74.17) Rejected Transpower (1091.5 re: 171.1) Accept in part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Energy: New Objective EG3.2.2			
None	The suggested objective does not seek to resolve issue EG2.3 and does not refer to renewable energy.	TrustPower (74.18) Rejected Mighty River Power Ltd (FS1035.10) Rejected Genesis Energy Ltd (FS1040.8) Rejected Energy Efficiency and Conservation Authority (FS1046.10) Rejected NZ Wind Energy Association (FS1047.24) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.7 Energy: Policies EG2.3.3(a) and (b)			
It is recommended that policy EG2.3.3(a) be amended to read as follows: <u>The encouragement of developing and using alternative sources of energy that are renewable, such as solar, hydro and wind power and biomass production, of varying scales in domestic and commercial situations.</u>	Reference to hydro power and biomass production will provide additional clarity to plan users that such measures are a renewable energy source	Solid Energy New Zealand Ltd (69.2a) Accept TrustPower Ltd (74.19 and 74.20) Accept in Part, Accept Meridian Energy (225.13 and 225.14) Accept in Part Genesis Energy Ltd (279.18b) Accept in Part Cheal Consultants (171.1b) Accept Energy Efficiency and Conservation Authority (FS1046.11 in relation to 74.20, FS1046.46 in relation to 225.13 and FS1046.47 in relation to 225.14) Accept in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.8 Energy: New Policies EG2.3.3

<p>That policy EG2.3.3 be amended to include the following:</p> <p><u>To recognise the practical constraints associated with the development, operation, maintenance and upgrading of renewable electricity generation activities including location, and functional and technical practicalities.</u></p>	<p>Policy (c) ensures that the practical constraints associated with renewable energy are recognised and also ensures consistency with the NPS. The Hearings Panel do not think that offset of adverse environmental effects in another location or environmental compensation are appropriate when avoidance of loss of habitat or resource would be best practice.</p>	<p>Mighty River Power Ltd (75.25c) Accepted in Part Genesis Energy Ltd (279.18c) Rejected</p> <p>Further Submissions Energy Efficiency and Conservation Authority (FS1046.61 in relation to 279.18c) Rejected (4046.44 re: 225.10) Accept Genesis Energy (FS1040.14 in relation to 75.25c) Accepted in Part Meridian Energy (FS1045.96 in relation to 75.25c) Accepted in Part NZ Wind Energy Association (FS1047.25 in relation to 279.18c) Rejected Might River Power (FS1035.26 in relation to 279.18c) Rejected</p>	
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WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.9 Energy: Policy Explanation EG2.3.3.1

<p>That section EG2.3.3.1 be amended to include the following text at the end of the existing section:</p> <p><u>Recognition must be given the locational, functional and technical constraints of renewable electricity generation facilities when development proposals are assessed and conditions of consent are imposed. This recognition includes the need for renewable electricity generation facilities to be located where such resources are available and the location of existing structures and infrastructure.</u></p>	<p>The explanation should be included to ensure overall clarity for plan users. In terms of Meridian’s suggested amendment that renewable energy ‘can’ have positive effects, this is not recommended to be included as positive effects are limited by the demand for energy and the extent to which it is met.</p>	<p>TrustPower Ltd (74.21) Accepted Mighty River Power Ltd (75.25d) Accepted in Part Meridian Energy (225.15) Rejected Efficiency and Conservation Authority (FS1046.12 in relation to 74.21 Accepted and 1046.48 in relation to 225.15) Rejected</p>	
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NETWORK UTILITIES

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Network Utilities: Objectives and Policies: General			
None	The objectives and policies as drafted are considered appropriate to implement the POP and to enable fibre-optic cable installation. The POP chapter on infrastructure encompasses a wider range of activities	Horizons Regional Council (280.13) Rejected Telecom New Zealand (109.7a) Accepted Ashley Cole (137.21) Rejected Energy (FS1045.84 in relation to 280.13) Accept in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.2 Reference to “Network Utilities” over “Utilities”			
Replace all references to “utility” with “network utility” and all reference to “utilities” with “network utilities”	The use of “network utility” is consistent with the terminology used in the RMA.	Meridian Energy (225.7) Rejected Energy (FS1040.3) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Network Utilities: Policy Introduction NU2.1			
It is recommended that the fifth paragraph of NU2.1 (the introductory statement) be amended to read as follows: <u>The National Policy Statement on Electricity Transmission 2008 (NPSET) is also relevant to this Chapter. The NPSET reinforces the national significance of the electricity transmission network and its continued operation, maintenance, development and upgrading. The NPSET requires decision makers to recognise and provide for the</u>	The inclusion of this statement provides clarity for plan users as to the purpose of the NPS on Electricity Transmission.	Transpower (288.8a) Accepted	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Network Utilities: Policy Introduction NU2.1			
<u>national, regional and local benefits of sustainable, secure and efficient electricity transmission.</u>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.4 Network Utilities: Issues NU2.2			
None	The issue of reverse sensitivity is best considered within the relevant zone chapters.	Transpower (288.8b) Rejected Powerco (289.8a) Rejected Mighty River Power (FS1035.32a in relation to 288.8b) Rejected NZ Wind Energy Association (FS1047.21a in relation to 288.8b) Rejected Meridian Energy (FS1045.86 re: 289.8) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 Network Utilities: Outcome NU2.2.1			
None	The issue of reverse sensitivity is best considered within the relevant zone chapters.	Transpower (288.8c) Rejected Powerco (289.8b) Rejected Mighty River Power (FS1035.32b in relation to 288.8b) Rejected NZ Wind Energy Association (FS1047.21b in relation to 288.8b) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Network Utilities: Objectives NU2.2.2			
That objective NU2.2.2 (b) be amended to read as follows:	The above change corrects an error in referring to an NPS for Telecommunication Facilities.	TrustPower Ltd (74.14) Rejected Mighty River Power (75.21) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Network Utilities: Objectives NU2.2.2			
<p><u>To give effect to the objectives and policies of any relevant National Policy Statement, specifically the National Policy Statement on Electricity Transmission.</u></p>		<p>Telecom (109.7b) Accepted in Part Transpower (288.8d) Accepted in Part Powerco (289.8c) Accepted in Part Mighty River Power (FS1035.8 in relation to 74.14) Rejected and (1035.32c in relation to 288.8d) Accepted in Part Meridian Energy (FS1045.83 in relation to 74.14 rejected and 1045.85a in relation to 288.8d) Accepted in Part Energy Efficiency and Conservation Authority (FS1046.8 in relation to 74.14 Rejected and 1046.32 in relation to 75.21) Accepted NZ Wind Energy Association (FS1047.20 in relation to 74.14 Rejected and 1047.21c in relation to 288.8d) Accepted in Part King Country Energy (FS1049.10 in relation to 74.14) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.7 Network Utilities: Policies NU2.2.3			
<p>That policy NU2.2.3(c) be amended to read as follows</p> <p><u>To avoid reverse sensitivity issues by ensuring that incompatible activities are not located in close proximity to existing high voltage transmission lines.</u></p>	<p>The above change provides wording that is less ambiguous and is consistent with the POP</p>	<p>TrustPower Ltd (74.15) Accepted Mighty River Power (75.22) Accepted in Part Ashley Cole (137.22) Rejected Meridian Energy (225.8) Rejected Ruapehu and Wanganui Federated Farmers (284.38) Accepted Transpower (288.8e) Accepted in Part Powerco (289.8d) Accepted in Part Enterprising Taumarunui Inc (FS1005.1 in relation to 225.8) Rejected</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.7 Network Utilities: Policies NU2.2.3			
		Energy Efficiency and Conservation Authority (FS1046.42 in relation to 225.8) Rejected NZ Wind Energy Association (FS1047.22 in relation to 225.8 and 1047.21d in relation to 288.8e) Accepted in Part Mighty River Power (FS1035.18 in relation to 225.8 Rejected and 1035.32d in relation to 288.8e) Accepted in Part Meridian Energy (FS1045.85b in relation to 288.8e) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.8 Network Utilities: Rules - General			
None	A complete re-write of the network utility rules and conditions is not necessary at this stage of the plan change process. The chapter is systematic, logical and easy to follow and the table format for the rules section is more user friendly than the format of the Operative District Plan.	Telecom (109.1) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.9 Network Utilities: Rule Statement NU3.1			
That the rule statement NU3.1 be amended to read as follows: <u>The following rules shall apply to Network Utilities across the District. Compliance with the relevant zone rules, is required where specific reference is</u>	The changes clarify that the relevant zone rules are only applicable to network utilities where specifically referred to in the rules or conditions and provides the full and correct title of the NES for Electricity Transmission Activities.	Telecom (109.8) Accepted Meridian Energy (225.21) Accepted Transpower (288.9a) Accepted Powerco (289.9a) Accepted Genesis Energy (FS1046.21 in relation to 225.21) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.9 Network Utilities: Rule Statement NU3.1			
<p><u>made to them in the following provisions. Compliance with the relevant Heritage Rules will also be required.</u></p> <p><u>Regard shall be had to all Objectives and Policies which may be relevant to any proposed activity subject to the provisions of this Rule. This includes, but shall not be limited to the Network Utility - Policy section, the applicable zone policy section, and policy sections relating to specific characteristics, for example, the Outstanding Natural Features and Landscapes – Policy.</u></p> <p><u>For the purposes of this section “Urban Zones” shall include the Residential Zone, Commercial Zone, Industrial Zone and Urban Settlement Zone. The “Protected Areas Zone” shall include all of the various areas listed within the Protected Areas Zone sections of the Plan and the Active Reserve Zone. All legal roads shall have the same zoning as the land directly adjoining them. Where a road has land with two different zones on either side, the centreline of the road, shall mark the boundary of the two zones.</u></p> <p><u>National Environmental Standards</u> <u>There are two relevant National Environmental Standards (NES) which affect Network Utilities, these are the: NES for Electricity Transmission Activities; and NES for Telecommunications Facilities.</u></p>		<p>Meridian Energy (FS1045.89a in relation to 288.9a) Accepted (1040 re: 225.21) Accept in Part</p>	



WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<p>4.9 Network Utilities: Rule Statement NU3.1</p>			
<p><u>NES for Telecommunications</u> <u>The Ministry for the Environment website summarises the Permitted Activities allowed by the NES for Telecommunications, as follows:</u></p> <ul style="list-style-type: none"> • <u>An activity (such as a mobile phone transmitter) that emits radio-frequency fields is a permitted activity provided it complies with the existing New Zealand Standard (NZS 2772.1:1999 Radio-frequency Fields Part 1: Maximum Exposure Levels 3kHz-300GHz).</u> • <u>The installation of telecommunications equipment cabinets along roads or in the road reserve is a permitted activity, subject to specified limitations on their size and location.</u> • <u>Noise from telecommunications equipment cabinets located alongside roads or in the road reserve is a permitted activity, subject to specified noise limits.</u> • <u>The installation of masts and antennas on existing structures alongside roads or in the road reserve is a permitted activity, subject to specified limitations to height and size.</u> <p>Note this is only a summary noted here for information purposes only. Please see: www.mfe.govt.nz for the complete rules.</p> <p>NES for Electricity Transmission Activities The NES for Electricity Transmission Activities relates to the 'effective operation, maintenance and upgrading of the existing electricity transmission</p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.9 Network Utilities: Rule Statement NU3.1			
<p>network'. Specifically the provisions relate to existing high voltage electricity transmission lines owned and operated by Transpower. The NES does not apply to the construction of new transmission lines, or substations, or to electricity lines not owned and operated by Transpower New Zealand Limited or to distribution lines– these are the lines carrying electricity from regional substations to electricity users.</p> <p>The NES applies to existing lines that are relocated or upgraded under these regulations. It does not apply to lines built after 14 January 2010.</p> <p>The NES covers access tracks to existing transmission lines – both existing formed tracks and the construction of new tracks. However, the NES does not provide for the clearance of vegetation within areas identified as Outstanding Natural Features and Landscapes.</p> <p>The RMA states that a District Plan can not duplicate the provisions of an NES thus the actual provisions of the NES have not been included in the District Plan. However, the Council is responsible for enforcing these standards. The National Environmental Standards are available at: www.mfe.govt.nz and at Ruapehu District Council offices.</p> <p>Should the provisions of the District Plan conflict with either of the National Environmental Standards</p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.9 Network Utilities: Rule Statement NU3.1			
then the provisions of the NESs will override the provisions of the District Plan.			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.10 Network Utilities: Rule NU3.2			
That the following shall be added to the at the end of the paragraph in section NU3.2: Please note the NES for Electricity Transmission Activities may override these provisions in relation to the National Grid and the NES for Telecommunication Facilities may override these provisions in relation to Telecommunications.	The addition provides clarity for plan users.	Transpower (288.9b) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.11 Network Utilities: Rule NU3.2.1 and NU3.2.2			
That rule NU3.2.1 be amended to read as follows: Transformers, switch gear, lines and incidental equipment for the conveying of electricity up to and including 110KV and lines defined in Section 2 (1A) of the Telecommunications Act 1987, including all support structures for the lines where: (i) Lines are to be located underground (ii) Lines are to be located overhead (iii) Existing reticulation is located overhead and additional overhead connection or extension of the network is required.	These changes will ensure that the scale of lines that can be established as a permitted activity, and the associated effects are adequately restricted and will also improve the clarity of the plan for readers.	Mighty River Power (75.34) Rejected Transpower(288.9c) Accepted Powerco (289.9b) Accepted Meridian Energy (FS1045.87 in relation to 75.34) Rejected Transpower (FS1091.4 in relation to 75.34) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.11 Network Utilities: Rule NU3.2.1 and NU3.2.2			
<p>That rule NU3.2.2, be amended to read as follows (with the deletion of the associated note):</p> <p>Transformers, switch gear, lines and incidental equipment for the conveying of electricity over 110KV.</p> <p>Please note: Subsequent changes have been made. See below.</p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.12 Network Utilities: Rule NU3.2.8 and NU3.2.9			
<p>That rule NU3.2.8 be amended as follows:</p>	<p>The above changes will allow for masts, antennas, and microwave dishes to be located in some locations as of right, recognising the benefits of such features but also requiring consent when it is proposed to locate such structures in sensitive environments.</p>	<p>Telecom (109.9a) Accepted in Part Ashley Cole (137.43) Accepted in Part Jim and Audrey Walker (203.10) Accepted in Part Federated Farmers (284.73) Accepted in Part Enterprising Taumarunui Inc (FS1011.1a in relation to 109.9a and FS1017.1 in relation to 284.73) Accepted in Part</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.12 Network Utilities: Rule NU3.2.8 and NU3.2.9

	<u>Activity Status</u> P – Permitted Activity D – Discretionary Activity N – Non-Complying Activity	Rural Zone	Urban Zones	Protected Areas Zone			
.8	All masts, antennas, and microwave dishes associated with utilities. * Commercial and Industrial Zones = Permitted ** Residential and Urban Settlement Zones = Discretionary	P	P* or D**	N			
<p>That rule NU3.2.9 be deleted.</p> <p>That a new specific condition be inserted into section NU3.4 that shall read as follows:</p> <p>NU3.4.2 <u>Masts, Antennas and Microwave Dishes</u></p> <p>(a) All masts and antennas and microwave dishes located in the Commercial Zone and Industrial Zone shall be no greater than 20 metres in height.</p> <p>(b) All masts and antennas and microwave dishes located in the Rural Zone shall be no greater than 25 metres in height.</p> <p>(c) Any microwave dish or antenna associated with</p>							

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.12 Network Utilities: Rule NU3.2.8 and NU3.2.9			
a network utility shall not exceed 5m ² in area. Relevant Assessment Criteria: NU3.5.1(a) – (g)			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.13 Network Utilities: Rule NU3.2.10 and NU3.2.12			
That rule NU3.2.10 be amended to read as follows: Cabinets associated with utilities. That rule NU3.2.12 be deleted.	The above changes ensure consistency with the format of the network utilities section of the plan and will provide for cabinets that are unable to comply with conditions as a restricted discretionary activity. This status will allow Council to consider all relevant effects.	Telecom (109.10a) Accepted in Part Enterprising Taumarunui Inc (FS1011.1b in relation to 109.10a) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.14 Network Utilities: Rule NU3.2.15			
That rule NU3.2.15 be amended to read as follows: The establishment and operation of facilities and installations or equipment to measure, collect and distribute <u>meteorological and hydrological</u> information, including telecommunication, radio and satellite links.	It is reasonable to expect that hydrological as well as meteorological data would need to be collected and therefore this should be provided for. The effects of such facilities are not considered to be any different in scale, character or intensity.	Horizons Regional Council (280.27) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.15 Network Utilities: Rule NU3.2.16			
That rule NU3.2.16 be amended to read as follows: <u>Temporary structures necessary for the</u>	The above amendment will not change the intent of the rule, but will improve its clarity for plan users.	TrustPower (74.27) Accepted Mighty River Power (75.35) Accepted Meridian Energy (225.22) Accepted	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.15 Network Utilities: Rule NU3.2.16			
<p><u>investigation of the potential use of a site for renewable electricity generation including wind monitoring masts.</u></p>		<p>Genesis Energy (279.9) Accepted Energy Efficiency and Conservation Authority (FS1046.18 in relation to 74.27, FS1046.46 in relation to 75.35, FS1046.51 in relation to 225.22 and FS1046.58 in relation to 279.9) Accepted (1046.34 re:75.35) Accepted Meridian Energy (FS1045.88 in relation to 75.35) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.16 Network Utilities: Rule NU3.2.17			
<p>That rule NU3.2.17 be amended to read as follows:</p> <p><u>Minor upgrading, operation and maintenance of existing electricity and telecommunication lines.</u></p> <p><u>“Minor upgrading” means:</u></p> <p><u>The modification of electricity and telecommunication lines, utilising the existing support structures or structures of the same scale and similar character.</u></p> <p><u>In terms of electricity lines, minor upgrading includes:</u></p> <ul style="list-style-type: none"> (i) <u>the addition of circuits and conductors;</u> (ii) <u>the reconductoring of the line with high capacity conductors;</u> (iii) <u>the resagging of conductors;</u> (iv) <u>the addition of longer or more efficient insulators;</u> 	<p>The changes to rule NU3.2.17 allow for the reasonable minor upgrading works associated with electricity and telecommunication lines to be undertaken where the scale of adverse effects will not be increased.</p>	<p>Telecom (109.3a, Accepted in Part, 109.11 Rejected and 109.6a Rejected) Meridian Energy (225.23) Accepted in Part Transpower (288.9d) Accepted in Part Powerco (289.9c Accepted in Part) Enterprising Taumarunui Inc (1011.1c in relation to 109.11 Accepted) Meridian Energy (1045.89b in relation to 288.9d Accepted in Part)</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.16 Network Utilities: Rule NU3.2.17			
(v) <u>the addition of earthwires which may contain telecommunication lines, earthpeaks and lightning rods;</u> (vi) <u>the addition of electrical fittings;</u> (vii) <u>tower replacement to be the same height and in the same location as existing towers;</u> (viii) <u>strengthening of towers and foundations, and earthworks for this purpose; and</u> (ix) <u>the replacement of existing cross arms with cross arms of an alternative design; and</u> (x) <u>The bonding of conductors and alignments. Minor upgrading of electricity lines shall not include an increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage.</u>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #										
4.17 Network Utilities: Rule NU3.2.18													
<p>That table one in section NU3.2 be amended as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Activity Status</th> <th>Rural Zone</th> <th>Urban Zones</th> <th>Protected Areas Zone</th> </tr> </thead> <tbody> <tr> <td>.18</td> <td>Any activity that is provided for as a Permitted Activity in this</td> <td>R</td> <td>R</td> <td>R</td> </tr> </tbody> </table>		Activity Status	Rural Zone	Urban Zones	Protected Areas Zone	.18	Any activity that is provided for as a Permitted Activity in this	R	R	R	<p>It is reasonable that the assessment of activities provided for as permitted activities, that are unable to comply with all conditions be restricted discretionary activities and the assessment be limited to the matters related to the aspect of non-compliance.</p> <p>Throughout the plan change it has been recommended that references to notification be deleted. These will be assessed on a case by case basis.</p>	<p>Telecom (109.9b and 109.10b) Accepted Meridian Energy (225.24) Accepted Transpower (288.9e) Accepted Powerco (289.9d) Accepted</p>	
	Activity Status	Rural Zone	Urban Zones	Protected Areas Zone									
.18	Any activity that is provided for as a Permitted Activity in this	R	R	R									





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.17 Network Utilities: Rule NU3.2.18

<p>table, but is unable to comply with the General Conditions outlined in section NU3.3 and the Specific Conditions outlined in section NU3.4.</p>			
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As a consequential amendment, the following additional changes be made:

That the following paragraph be inserted after the first paragraph in the text in section NU3.2:

Applications for Restricted Discretionary Activities may 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 subject matter of the Assessment Criteria noted below the General or Specific Condition(s) with which the activity is unable to comply, will be assessed against the relevant criteria in section NU 3.5 below.

That the title and following paragraphs under section NU3.5 be amended as follows:

NU3.5.1 Restricted Discretionary, Discretionary and Non-Complying Activities

Restricted Discretionary Activities will be assessed only in respect of the Relevant Assessment Criteria applicable to the Conditions with which the activity was unable to comply.

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.17 Network Utilities: Rule NU3.2.18			
<p><u>Discretionary and Non-Complying Activities will be assessed against, but not limited to, the assessment criteria below. Reference to relevant assessment criteria in other sections of the District Plan may be required as stated for the General and Specific Conditions above.</u></p> <p>That the following references to relevant assessment criteria be inserted below each of the general and specific conditions identified below:</p> <p>NU3.3.1 – Relevant Assessment Criteria: NU3.5.1(e) – (f)</p> <p>NU3.3.2 - Relevant Assessment Criteria: NU3.5.1(a)</p> <p>NU3.3.3 - Relevant Assessment Criteria: NU3.5.1(a) – (g)</p> <p>NU3.3.4 - Relevant Assessment Criteria: Refer “Road Transport – Rules” section</p> <p>NU3.4.1 - Relevant Assessment Criteria: NU3.5.1(a) – (d)</p> <p>NU3.4.2 – N/A as to be deleted (see section 4.24 of this report)</p> <p>NU3.4.3 - Relevant Assessment Criteria: NU3.5.1(a) – (g)</p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.18 Network Utilities: Rule NU3.2.19			
<p>That rules NU3.2.19(ii) – (iv) be amended to read as follows:</p> <p>(ii) <u>On a site, or on the same side of the road as and next to land or items that are identified as a Group A or B heritage building or site within Appendix 4 of the District Plan;</u></p> <p>(iii) <u>on sites that are identified as a Heritage or Character Conservation Area within the District Plan (for example, the Railway Row Character Area); and/or</u> within sites that are identified as being Outstanding Natural Features or Landscapes (see District Plan Maps).</p>	<p>It is reasonable to require resource consent for network utilities when it is proposed to locate these on sites of heritage value or identified as ONF&L, however when considering the benefits of such network utilities, it is not reasonable to require consent for the sites adjoining.</p>	<p>Meridian (225.25) Accepted Transpower (288.9f) Accepted Powerco (289.8e) Accepted Meridian Energy (1045.89c in relation to 288.9f) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.19 Network Utilities: Rule NU3.2.20			
<p>None</p>	<p>Non-complying activity status is considered appropriate for network utility activities not anticipated by the Network Utilities rules as they will be tested under the RMA and granted only where able to meet the relevant statutory tests. This is consistent with the approach taken throughout the Plan Change as in Rule DR 3.6</p>	<p>Meridian Energy (225.26) Rejected Transpower (288.9g) Rejected Powerco (289.9f) Rejected EECA (FS1046.52 in relation to 225.26) Rejected TrustPower (FS1082.6 in relation to 225.26) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.20 Network Utilities: New Rule – Telecommunication Lines

That rule NU3.2.1 be amended (further to the amendments recommended in section 4.11 of this report) to read as follows:

Transformers, switch gear, lines and incidental equipment for the conveying of electricity up to and including 110KV, and lines defined in Section 5 of the Telecommunications Act 2001, including all support structures for the lines where...

Telecommunication lines are provided for in rule NU3.2.1, however the definition of lines should be updated to refer to current legislation.

Telecom (109.12) Accepted in Part
Enterprising Taumarunui Inc (FS1011.1d)
Accepted in Part

WHAT - Recommendations

WHY - Reasons

WHO - Submitters

WHERE- pg

4.21 Network Utilities: New Rule – Building Mounted Antennas

That a new rule be inserted into table one of section NU3.2 that shall read as follows:

	<u>Activity Status</u>			
	P – Permitted Activity			
	R – Restricted Discretionary Activity			
	D – Discretionary Activity	Rural Zone	Urban Zones	Protected Areas Zone
	N – Non-Complying Activity			

The inclusion of the above rule and condition provides for building mounted antennas that would provide a less intrusive solution than a mast mounted antenna. The rule and condition is consistent with the objectives and policies for network utilities.

Telecom (109.13) Accepted in Part
Enterprising Taumarunui Inc (FS1011.1e)
Accepted in Part





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.21 Network Utilities: New Rule – Building Mounted Antennas

<table border="1"> <tr> <td data-bbox="134 303 215 718">.X</td> <td data-bbox="215 303 461 718"> Building mounted antennas and their support structures * Commercial and Industrial Zones = Permitted ** Residential and Urban Settlement Zones = Discretionary </td> <td data-bbox="461 303 526 718">P</td> <td data-bbox="526 303 591 718">P* or D**</td> <td data-bbox="591 303 656 718">D</td> </tr> </table>	.X	Building mounted antennas and their support structures * Commercial and Industrial Zones = Permitted ** Residential and Urban Settlement Zones = Discretionary	P	P* or D**	D			
.X	Building mounted antennas and their support structures * Commercial and Industrial Zones = Permitted ** Residential and Urban Settlement Zones = Discretionary	P	P* or D**	D				
<p>And that a new specific condition shall be inserted into section NU3.4 that shall read as follows:</p> <p>NU3.4.4 <u>Building Mounted Antennas</u></p> <p>(a) <u>For building mounted antennas located in any zone except the Protected Areas Zone, Residential Zone or Urban Settlement Zone:</u></p> <p>(i) <u>the antenna may extend up to a maximum of 5m above the part of the building they are attached to;</u></p> <p>(ii) <u>the antenna must comply with the maximum height rule for the zone where adjacent to an Urban Zone or Protected Area Zone; and</u></p> <p>(iii) <u>the antenna shall not exceed 5m² in area.</u></p> <p><u>Relevant Assessment Criteria: NU3.5.1(a) – (g)</u></p> <p>A consequential amendment is also recommended</p>								

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.21 Network Utilities: New Rule – Building Mounted Antennas			
<p>in relation to Rule NU3.2.8 to clarify that the Building Mounted Antennas Rule over-rides the Antenna Rule. The recommended wording is as follows:</p> <p>Please note this rule does not apply to building mounted antennas, please see Rule NU3.2.16.</p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.22 Network Utilities: General Condition NU3.3.1			
<p>That condition NU3.3.1 be amended as follows:</p> <p><u>Council shall be provided with a minimum of twenty working days notice of the installation of any Network Utility.</u></p>	<p>The condition as drafted will ensure that Council has a record of new Network Utilities that are installed to allow Council to undertake monitoring if considered necessary. Furthermore this will provide for the coordination of the installation of other network utilities.</p>	<p>Telecom (109.14) Rejected Enterprising Taumarunui Inc (FS1011.1f) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.23 Network Utilities: General Condition NU3.3.3			
<p>That NU3.3.3 be amended to read as follows:</p> <p><u>All network utility structures shall comply with the bulk and location conditions for the zone in which they are located except that:</u></p> <p>(i) <u>There shall be no yard setbacks applicable to:</u></p> <p>1. <u>above ground network utility</u></p>	<p>These changes ensure that network utilities are compatible with their surrounding environment in terms of bulk and scale, but where reasonable and appropriate allow exemptions in recognition of the benefits of such facilities.</p>	<p>Mighty River Power (75.36) Accepted Telecom (109.15) Accepted in Part Meridian Energy (225.27 Accepted and 225.28 Accepted in Part) Genesis Energy (279.10) Accepted Transpower (288.9h) Accepted in Part Powerco (289.9g) Accepted in Part Enterprising Taumarunui Inc (FS1011.1g)</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.23 Network Utilities: General Condition NU3.3.3			
<p><u>structures located within legal road reserve;</u></p> <p>2. <u>above ground network utility structures located outside legal road reserve where the structure does not exceed 10m² in area.</u></p> <p>(ii) <u>The maximum height for the zone shall not apply to additional connections or extensions to lines for the conveyance of electricity as outlined in Rule NU3.2.1(iii)</u></p> <p>(iii) <u>The maximum height of any temporary wind monitoring mast shall be 80m.</u></p> <p>(iv) <u>Any structure(s) necessary for the investigation of the potential use of a site for renewable energy generation located within the Rural Zone shall not be located within 500m of the Residential Zone, Urban Settlement Zone or Protected Areas Zone, or within 500m of identified Conservation Land, or within an identified Outstanding Natural Landscape (see District Plan Maps).</u></p> <p>(v) <u>Activities undertaken as per the definition of “minor upgrading” under rule NU3.2.14 for existing electricity lines and existing telecommunication lines shall not be subject to the maximum height or yard setback requirements for the zone (cover minor upgrading).</u></p> <p><u>Advice note: With respect to this condition, the relevant “bulk and location conditions for the zone” refers to the yard setback conditions, height</u></p>		<p>Accepted in Part Energy Efficiency and Conservation Authority (FS1046.35 in relation to 75.36 Accepted, 1046.53 in relation to 225.27 Accepted and 1046.59 in relation to 279.10)</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.23 Network Utilities: General Condition NU3.3.3			
<u>conditions and coverage conditions.</u>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.24 Network Utilities: Specific Condition NU3.4.2			
That specific condition NU3.4.2 be deleted.	The requirement for notice is not necessary as it is already required under condition NU3.3.1 and the need for CAA approval is covered separately, outside of the RMA process.	Meridian Energy (225.29) Accepted Genesis Energy (279.11) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.25 Network Utilities: Specific Condition NU3.4.3			
<p>That condition NU3.4.3 be amended to read as follows:</p> <p>NU3.4.3 <u>Telecommunication Cabinets</u></p> <p>(a) <u>The footprint of telecommunication cabinets located outside of the road reserve must be no more than 10m² per site.</u></p> <p>(b) <u>There shall be no yard setbacks applicable to telecommunication cabinets, with a footprint of no more than 10m².</u></p> <p>(c) <u>Any power supply required is located either below ground or within the cabinet.</u></p> <p>Relevant Assessment Criteria: NU3.5.1(a) – (g)</p>	The above conditions provide for telecommunication cabinets of a reasonable size, and improves the clarity of this section of the PPC.	Telecom (109.10c and 109.16 Both Accepted in Part Enterprising Taumarunui Inc (1011.1h) Accepted in Part	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.26 Network Utilities: Assessment Criteria NU3.5.1(d)			
<p>That assessment criteria NU3.5.1(d)(i) be amended to read as follows:</p> <p><u>The extent to which public health and safety can be achieved. In assessing the proposal regard will be had to the degree of risk it poses to residents in the vicinity of the activity, the sensitivity of surrounding uses, and methods or options available to avoid, remedy or mitigate that risk. Regard will also be had to the ability of telecommunication or radiocommunication facilities to comply with New Zealand Standard NZS 6609.1 and 2:1990 (Radio frequency Radiation) and the ability of the transmission network to comply with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time varying electric magnetic fields (up to 300 GHz).</u></p>	<p>The assessment of public health and safety is appropriate for the consideration of network utilities and New Zealand Standard for radio frequency radiation and International Commission on Non-ionising Radiation Protection Guidelines provide guidance for such assessment</p>	<p>Telecom (109.18) Rejected Transpower (288.9i) Accepted Powerco (289.9h) Accepted Enterprising Taumarunui Inc (FS1011.1i) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.27 Network Utilities: Assessment Criteria NU3.5.1(h)			
<p>None</p>	<p>It is appropriate to undertake an assessment of the potential effects relevant to road safety where telecommunications (as well as other Network Utilities) are located inside and outside the road reserve and require a resource consent.</p>	<p>Telecom (109.17) Rejected NZ Transport Agency (208.30) Accepted Powerco (289.9i) Accepted Enterprising Taumarunui Inc (FS1011.1j) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.28 Definition: Minor Upgrading

That the definition of minor upgrading be amended to read as follows:

Minor Upgrading – Electricity and Telecommunication Lines:

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

In terms of electricity lines, minor upgrading includes:

- (i) the addition of circuits and conductors;
- (ii) the reconductoring of the line with high capacity conductors;
- (iii) the resagging of conductors;
- (iv) the addition of longer or more efficient insulators;
- (v) the addition of earthwires which may contain telecommunication lines, earthpeaks and lightning rods;
- (vi) the addition of electrical fittings;
- (vii) tower replacement of the same height and in the same location as existing towers;
- (viii) strengthening of towers and foundations, and earthworks for this purpose;
- (ix) the replacement of existing cross arms with cross arms of an alternative design; and
- (x) The bonding of conductors and alignment

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

The above definition will ensure consistency with the definition of minor upgrading in the network utilities section of the plan.

Telecom (109.3b Accepted and 109.6b Rejected)
Ashley Cole (137.8) Rejected
Meridian Energy (225.2) Rejected
Ruapehu and Wanganui Federated Farmers (284.7) Accepted
Transpower (FS1091.6) Accepted in Part





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.28 Definition: Minor Upgrading			
<u>voltage.</u>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.29 Definition: Utility			
<p>That the following be inserted into the Definition chapter of the PPC.</p> <p><u>Network Utility:</u></p> <p><u>Means an activity (including the associated facilities, works and structures) undertaken by a network utility operator and includes:</u></p> <ul style="list-style-type: none"> • <u>the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy.</u> • <u>the operation of a telecommunication network as defined in section 5 of the Telecommunications Act 2001.</u> • <u>the operation of radiocommunication network as defined in section 2(1) of the Radiocommunications Act 1989.</u> • <u>electricity operation or electricity distribution as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section;</u> • <u>the distribution of water for supply (including irrigation).</u> • <u>drainage or sewerage reticulation.</u> • <u>the operation of a road or railway line</u> 	<p>The above definition is consistent with the definition of “network utility operator” in the RMA, provides for all activities that are identified in table one of section NU3.2 of the network utilities rule chapter of the plan and will provide clarity to plan users as to what a network utility is.</p>	<p>Meridian Energy (225.3) Accepted in Part Mighty River Power (FS1035.16) Accepted in Part Genesis Energy (FS1040.2) Accepted in Part Energy Efficiency and Conservation Authority (FS1046.41) Accepted in Part TrustPower (FS1082.5) Accepted in Part Transpower (FS1091.7) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.29 Definition: Utility			
<ul style="list-style-type: none"> including navigation aids and beacons, the operation of an airport as defined by the Airport Authorities Act 1966, the provider of any approach control service within the meaning of the Civil Aviation Act 1990, the establishment and operation of facilities and installations or equipment to measure, collect and distribute meteorological and hydrological information, including telecommunication, radio and satellite links, and <p>investigation of the potential use of a site for renewable electricity generation.</p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.30 Definition: Network Utility Structure			
<p>That the following be inserted into the Definition chapter of the PPC.</p> <p>Network Utility Structure: <u>Means any structure associated with a network utility.</u></p>	<p>The following definition will provide clarity to plan users, particularly those using the network utilities chapters.</p>	<p>Telecom (109.2) Accepted in Part Meridian Energy (FS1045.9) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.31 Definition: Telecommunication Lines			
<p>That the following be inserted into the Definitions section of the plan.</p>	<p>The above definition will ensure consistency with the recommended change to rule NU3.2.1, will provide clarity</p>	<p>Telecom (109.5) Accepted</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.31 Definition: Telecommunication Lines			
Telecommunications Lines: <u>Has the same meaning as in Section 5 of the Telecommunications Act 2001.</u>	and certainty for plan users and consistency with the relevant legislation.		

SPECIAL ACTIVITIES

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Special Activities: General			
None	Supports the identification and protection of existing activities with District wide significance.	King Country Energy (No 246.9) Accepted Ernslaw One (No FS1044.106) Accepted Winstone Pulp International (No FS1106.63) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.2 Special Activities: Rule SA3.3.5			
<p>Criteria in relation to SA3.3.5 Noise to remain the same, with an advice note added to SA3.2.1 Permitted Activities as follows:</p> <p><u>If the noise levels of the Special Activity as it existed on [insert date decision made on plan] currently exceed the noise limits set out in the relevant zone, then the existing noise level is to be the maximum noise level permitted until such time as the activity seeks to undertake any expansion, redevelopment or addition. At this time the criteria within Rule SA3.3 shall apply and the maximum noise level permitted will be as specified within Rule SA3.3.5.</u></p>	Confirms that activities with District wide significance are permitted activities and provides these activities with some protection to enable them to continue operating in an unchanged manner. However, by providing the controlled activity criteria which require an expanded, redeveloped or altered activity to meet certain standards the rules provide certainty to the public that adverse effects will be sufficiently avoided, remedied or mitigated.	King Country Energy (No 246.10) Accepted Ernslaw One (No. FS1044.107) Accepted in Part Winstone Pulp International (No. 1106.64) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Special Activities: SA3.5 Schedule of Special Activities			
Recommended Amendments to Plan Change	The change to the Plan text will recognise all of the	King Country Energy (No 246.11) Accepted in	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Special Activities: SA3.5 Schedule of Special Activities			
<p>Text It is recommended that the legal description Section 1 SO 36210 be included within the legal description for Piriaka Power Station within SA3.5 Schedule of Special Activities and note is made of the existing structures associated with the power station. The schedule to read as follows:</p> <p>SA3.5.6 <u>Electricity Generation</u> (a) Power Station (i) <u>Piriaka Power Station - All land use components associated with the Piriaka Power Station including the existing weirs, intake structures and tail race - Lots 11, 12 and 13 DP 67920, Section 1 SO 36210 and Section 7 SO 26608, Section 41 Block II Hunua SD Ohura South D No.5D Section 5A.</u></p> <p>Recommended Amendments to Plan Change Maps Identify land legally described as Lots 11 and 13 DP 67920 and Section 41 Block II Hunua SD Ohura South D No.5D Section 5A as a Special Activity – Piriaka Power Station on Planning Map 6.</p>	<p>components that make up KCE's Piriaka Power Station and its associated scheme and will include the full legal description of the site.</p>	<p>Part Ernslaw One (No. FS1044.108) Accepted in Part Winstone Pulp International (No. FS1106.65) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.4 Special Activities: Rule SA3.2.1 Permitted Activities			
<p>Recommended Amendments to Plan Change Text (c) <u>The maintenance* and/or minor upgrade* of any land use or activity identified in the</u></p>	<ul style="list-style-type: none"> The proposed changes to the Plan Change text clarify what activities are considered to be “maintenance” or “minor upgrade”. Activities that do not fall within the above definitions 	<p>Genesis Energy (No 279.13) Accepted in Part Mighty River Power (No. FS1035.25) Accepted in Part Ernslaw One (No. FS1044.128) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.4 Special Activities: Rule SA3.2.1 Permitted Activities			
<p><u>Schedule of Special Activities in section SA3.5, and any ancillary land use activity associated with that maintenance and upgrading.</u></p> <p>*For the purpose of this Rule</p> <p>a) <u>Maintenance, means activities involved with the restoration or repair of any component or structure associated with the Special Activity, including any activities required for the protective care and monitoring of structures in order to arrest the processes of decay, structural fatigue, erosion or dilapidation. This includes restoration and repair of buildings, plant and equipment and water areas, provided the activity does not change the character, scale or intensity of any effects of the activity or its component parts on the environment (except to reduce any adverse effects, or increase any positive effects where no additional adverse effects are created).</u></p> <p>b) <u>Minor upgrade, means all activities associated with improving the function of the land use or activity provided the function of the land use or activity does not change the character, scale or intensity of any effects of the activity on the environment (except to</u></p>	<p>will continue to be considered in accordance with the controlled activity criteria, including any extension to existing, or construction of new, buildings.</p> <ul style="list-style-type: none"> Activities that increase the character, intensity and scale of the Special Activity should continue to be assessed in accordance with the controlled activity criteria to provide the public with certainty that the Council is able to impose conditions that will avoid, remedy or mitigate adverse effects. <p>The parts of the submission that sought 'Extensions to existing buildings and structures, and the erection of new buildings, accessory buildings and structures of similar character and scale up to 100m² in area and not exceeding the maximum height standard for the relevant zone;' and 'structure improvements' under the definition of minor upgrade have not been accepted because they could have potentially wider environmental adverse effects for the variety of special activity sites listed within the schedule. The controlled activity resource consent process enables appropriate assessment and mitigation.</p>	<p>King Country Energy (No. FS1049.1) Accepted in Part</p> <p>Winstone Pulp International (No. FS1106.84) Accepted in Part</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.4 Special Activities: Rule SA3.2.1 Permitted Activities			
<p><u>reduce any adverse effects, or increase any positive effects where no additional adverse effects are created) and may include:</u></p> <ul style="list-style-type: none"> • <u>Repair and replacement of worn or technically deficient structures, plant or equipment;</u> • <u>The erection of any aerial, antennae or communication dish, not exceeding 5m² in area located on top, or within any existing structure, provided the top of the aerial, antennae or communication dish does not exceed the maximum height requirements of the underlying zone; and</u> • <u>Any associated earthworks and vegetation removal where these activities comply with the permitted activity criteria of the underlying zone, and/or the Indigenous Vegetation and Habitats of Indigenous Fauna Rules.</u> 			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 Special Activities: SA3.5 Schedule of Special Activities			
<p>That the following change is made to the Plan Change text:</p> <p>(c) Tongariro Power Scheme</p> <p>(i) <u>All land use components of the Tongariro Power Scheme existing on the date that this Plan is made Operative.</u></p>	<p>This change reflects the operational name of the scheme and removes any uncertainty as to which date applies to the existing activities that make up the scheme.</p>	<p>Genesis Energy (No. 279.15) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Administrative Changes: SA3.5 Schedule of Special Activities			
<p>Inclusion of the physical (road) address, precise GPS location and/or legal description, where appropriate within SA3.5 Schedule of Special Activities in relation to the location of the sites identified as Special Activities.</p> <p>.</p> <p><u>SA3.5 SCHEDULE OF SPECIAL ACTIVITIES</u></p> <p><u>SA3.5.1 Hospital and Health Care Activity</u> (a) <u>Taumarunui Hospital - Section 37 Block II Piopotea West Survey District located on Kururau Road, Taumarunui.</u></p> <p><u>SA3.5.2 Marae and Cultural Activities</u> (a) <u>Manu Ariki Marae - Pt Rangitoto Tuhua 55B1B Block LX Tuhua SD - Marae Reserve for Use and Benefit of people of NZ - Gaz 84/214 located on Ongarue Back Road, Okahukura, Taumarunui.</u></p> <p><u>SA3.5.3 Timber Processing</u> (a) <u>Tangiwai Mill – Lot 1 LT70430 Block XII Karioi Survey District located on State Highway 49, Tangiwai, Ohakune.</u></p> <p><u>SA3.5.4 Pulp and Paper Processing</u> (a) <u>Karioi Pulp Mill – Section 3 Block XII Karioi Survey District, located on State Highway 49, Karioi, Ohakune.</u></p>	<p>To allow those persons using the District Plan document the ability to more easily identify the location of the sites identified as Special Activities it is suggested that the inclusion of the sites physical (road) address, where known or appropriate, be included within SA3.5 Schedule of Special Activities.</p>		





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<p>4.6 Administrative Changes: SA3.5 Schedule of Special Activities</p>			
<p><u>SA3.5.5 Outdoor Pursuits</u> (a) <u>Sir Edmond Hillary Outdoor Pursuits Centre – Taurewa of Tawhitikuri OPC Sites (6080/3080/4A) on State Highway 47, Taurewa.</u></p> <p><u>SA3.4.6 Electricity Generation</u> (a) <u>Power Station</u> (i) <u>Piriaka Power Station - All land use components associated with the Piriaka Power Station including the existing weirs, intake structures and tail race - Lots 11, 12 and 13 DP 67920, Section 1 SO 36210 and Section 7 SO 26608, Section 41 Block II Hunua SD Ohura South D No.5D Section 5A located on State Highway 4, Piriaka.</u> (b) <u>Raetihi Hydro Station</u> (i) <u>Makotuku Stream intake and water race - Lot 2 DP 10354 part Section 9 (CT 435/258) Block II Makotuku SD.</u> (ii) <u>Water race from Makotuku Valley Road - Pt Section 3 Block III (CT 435/258) Makotuku SD Lot 1 DP 10354.</u> (iii) <u>Makara Stream intake and water race - Lots 1 and 2 DP 8697, (CT 435/258) parts Sections 3 and 8, Block III, Makotuku SD.</u> (iv) <u>Makaraiti Stream intake and pond -</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Administrative Changes: SA3.5 Schedule of Special Activities			
<p><u>Lot 1 part Section 8 (CT 434/295) Block III Makotuku SD.</u></p> <p>(v) <u>Water race from Middle Road - Lot 3 DP 8697, part Section 9 (CT 450/19) Block II Makotuku SD.</u></p> <p>(vii) <u>Forebay dam and lake, off Middle Road, Raetihi - Part Section 9 (CT 381/30 and CT 539/136), Block II, Makotuku SD.</u></p> <p>(viii) <u>Water race, pipeline and power station, Middle Road - part Section 9 (CT 450/19) Block II Makotuku SD.</u></p> <p>(c) <u>Tongariro Power Scheme</u></p> <p>(i) <u>All land use components of the Tongariro Power Scheme existing on the date that this Plan is made Operative.</u></p> <p>(d) <u>Electricity Distribution Depots</u></p> <p>(i) <u>Pt Lot 20 DP 4512 Ohura South NZE363 Lots 5 - 9 and part Lots 11B5 and 11B6 (The Lines Company).</u></p> <p>(ii) <u>Lot 5 DP 82752, Borough of Ohakune (The Lines Company) located at 10 Old Station Road, Ohakune.</u></p> <p>(e) <u>Substations</u></p> <p>(i) <u>Pt Sec 12 Blk III Ohura Survey District (Electrical substation).</u></p> <p>(ii) <u>Lot 1 DP 8603 being Pt Sec 18(4) Blk XI Tangitu SD (Electrical substation).</u></p> <p>(iii) <u>Lot 10 DP 4980 being Pt Ohura</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Administrative Changes: SA3.5 Schedule of Special Activities			
<p><u>South G No 1 and G No 3 Blocks (Electrical substation/depot).</u></p> <p>(iv) <u>Lot 1 DP 28016, Pt Sec 19 Blk II Hunua SD (Electrical substation).</u></p> <p>(v) <u>Sec 20 SO 37054 (Electrical substation).</u></p> <p>(vi) <u>Secs 7 & 8 Blk XIV Tongariro SD (Electrical substation).</u></p> <p>(vii) <u>Otukou Substation, Pt Papakai (Electrical substation).</u></p> <p><u>SA3.5.7 Depots</u></p> <p>(a) <u>Construction Depots</u></p> <p>(i) <u>Lot 1 DP 15854 (Downer EDI Works Limited) located at 58 Kururau Road, Taumarunui.</u></p> <p><u>SA3.5.8 Education</u></p> <p>(a) <u>School</u></p> <p>(i) <u>St Patrick’s School - Lots 1 and 2 DP 33927, Lots 1 PT Lot 2 DP 15557, Sec 2 Blk VI Sec 2 Blk VII Rangaroa Village located at 12 High Street, Taumarunui.</u></p>			

COMMERCIAL ZONE

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Zoning			
No changes	The submission is in support of the approach proposed by Council.	David Holland (No.9.3) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.2 Zoning – National Park			
No changes recommended	<p><u>General</u> - As recommended, the extent of the zoning and the associated rules are considered to provide an appropriate balance between recognizing and providing for the existing and likely uses of the sites along the State Highway, while not undermining the commercial potential of Carroll Street.</p> <p><u>Rights of Existing Residents</u> – amendments are proposed (see sections 4.6, 4.12, and 4.13) which aim to protect the amenity values of existing residents.</p> <p><u>Extension of the Commercial Zone</u> – Extending the Commercial Zone to include other commercial premises such as Pukenui Lodge and the National Park Backpackers has the potential to have significant effects on neighbouring residentially owned land. It is therefore recommended that these requested changes are not accepted.</p> <p><u>Extension of the Commercial Zone to the North</u> – The submitters intention appears to be aimed at ensuring the entrance to National Park Village from the North is</p>	<p>Order of St John (No. 4.1) Accepted in Part Gabrielle Walton (No. 29.2) Accepted in Part DN Scott (37.3) Rejected EC Forch & DL Cunningham (No. 44.1) Accepted in Part National Park Village Progressive Association Incorporated (46.4) Accepted Tim Sklenars (No. 64.1) Accepted National Park Community Board (No. 90.1) Accepted Grant Watson (No. 126.1) Rejected CC & NM Gebbie Ltd (No. 235.8 Rejected, 17 Rejected) Ruapehu Property Ltd.com (No. 236.8 Rejected, 17 Rejected) AJ Learmouth (No. 237.9) Accepted Mel Cameron Landscape Architecture (No. 257.6) Rejected Robert & Shona Forbes (No. 275.5) Accepted in Part Enterprising Taumarunui Inc (FS 1016.1 re: No. 37.3) Accepted</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.2 Zoning – National Park			
	<p>appropriately designed. However, zoning this land as Commercial is not considered appropriate, given that access is off Buddo Street, and as there is already a large amount of Commercially Zoned land within National Park Village.</p> <p><u>Allowance for St Johns - Emergency Services Facilities</u> have the potential to have significant effects on neighbouring properties if inappropriately located. It is therefore considered that the proposed Discretionary Activity Status for Emergency Services Facilities is appropriate and no changes are recommended.</p> <p><u>Allowance for Other Activities</u> – allowing other commercial type activities along this section of SH4 has the potential to raise traffic safety issues, and undermine the potential for Carroll Street to develop as a Commercial Centre within National Park. It is therefore recommended that the range of activities provided for along SH4 is limited to those notified (Tourist Accommodation and Residential Activities).</p>	<p>Pukenui Lodge and Ruapehu Properties Ltd (No. FS. 1059.1 re: No. 4.1 Accepted; No. FS1060.3 re: 29.2 Accepted; No. FS. 1061.1 re: 37.3 Accepted, FS1088.1 re: 126.1 Rejected) National Park Backpackers (FS 1067.1 re: 235/236 Rejected) Paramita Ent. Ltd (Raj Dewan) (FS1068.1 re: 235/236) Rejected National Park Postal Centre (FS1069.1 re: 235/236) Rejected Schnapps Bar (Craig Crosse) (FS1070.1 re: 235/236) Rejected CC & NM Gebbie Ltd (FS1071.1 re: 235/236) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Zoning - Ohakune			
<p>Amend planning maps to rezone Nos. 25 & 27 Miro Street to Residential.</p>	<p><u>Miro Street, Ohakune:</u> The amended zoning for 25 and 27 Miro Street (Lot 3 DP64041 and Lot 1 DP 64041, Lot 2 DP 64041, will provide greater protection for residential activities at these properties.</p> <p><u>Arawa Street, Ohakune:</u> The proposed commercial</p>	<p>Kimi Dines & Kerry Neale (No. 25.1) Accepted Ruapehu Lions Club Inc. (No. 89.1) Rejected</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Zoning - Ohakune			
	zoning of the Lions Club along Arawa Street accurately reflects the use of the building, and will allow for the longer term expansion of the Commercial Zone within Ohakune.		

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.4 Commercial Policy: Consolidation (CM2.2)			
Add the following condition to T13.3.2 Vehicle Accesses: (c) Location (ii) <u>No new vehicle access shall be created onto State Highway 4 between Waimarino Tokaanu Road and Carroll Street in National Park Township.</u>	The proposed condition will ensure that any proposed vehicle access onto SH4 at National Park can be assessed in relation to road safety. This is considered to be appropriate in terms of the issues raised by NZTA, alongside Council's requirements in relation to Section 5 of the RMA.	Richard Hoadley (No. 66.11) Accepted Steve Bonnici, Janette Campbell and Barry Hare (No. 106.30) Accepted Robert and Nicolette Brodnax (107.33) Accepted Terrence and Moyrene Patterson (108.33) Accepted Tracey Haszard and Phil Sargent (125.33) Accepted Alan Bonnici & Sandra McInnes (130.33) Accepted NZTA (208.7/8) Both Accepted in Part Enterprising Taumarunui Inc (224.1) Accepted David Holland (9.17) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 Commercial Zone Policies: Quality of the Environment (CM2.3)			
Add the following policy to CM2.3.3: (j) <u>To enhance and develop an Alpine Character along State Highway 4 at National Park.</u>	The proposed amendment provides policy support for the changes proposed in Section 4.18 below.	Cheal Consultants (No. 171.2) Accepted Max Crockett (No. 232.1) Accepted in Part National Park Village Residents Association (NPVRA) (No. 46.5) Accepted in Part ME Shelbourne (No. 139.3) Accepted in Part	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 Commercial Zone Policies: Quality of the Environment (CM2.3)			
		Further Submissions: Teina Taylor (No. FS1048.13) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Commercial Zone Policies: Impact on Residential Zone (CM2.5)			
<p>Recommended Amendments to Plan Change Text Amend CM2.5 as follows:</p> <p>'CM2.5 ISSUES <u>Commercial activities affecting the amenity values of residential activities along State Highway 4 in National Park.</u></p> <p>CM2.5.2 OBJECTIVE <u>To protect the amenity values of residential activities within the Commercial Zone alongside State Highway 4 in National Park.</u></p> <p>CM2.5.3 POLICY <u>To require that the effects on residential activities along State Highway 4 at National Park of activities occurring within the commercial areas are avoided, remedied or mitigated to ensure amenity values are protected.</u></p> <p>CM2.5.3.1 Explanation of Policies This policy seeks ...</p> <p><u>Greater protection is provided for Residential Amenity along State Highway 4 at National Park,</u></p>		ME (Peggy) Shelbourne (No. 139.1, .3) Accepted in Part Pukenui Lodge and Ruapehu Properties Ltd (No. FS1064.1) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Commercial Zone Policies: Impact on Residential Zone (CM2.5)			
<p><u>compared to elsewhere in the Commercial Zone. This reflects that these properties previously had a residential zoning under the previous District Plan, and as such, residents anticipated a reasonable level of amenity. In addition, the Commercial Zone alongside State Highway 4 is intended as an area where Tourist Accommodation and Residential Activities will occur. As such, a higher level of amenity is anticipated.</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.7 Commercial Zone Rules: List of Permitted Activities			
<p>Amend CM3.2.1 Permitted Activities to Controlled Activities. Refer to 4.18</p>	<p>Amendments reflect the desirability of controlling the design, appearance and layout of buildings and sites along the State Highway.</p>	<p>Steve Bonnici, Janette Campbell and Barry Hare (No. 106.34) Accepted in Part Robert and Nicolette Brodnax (107.34) Accepted in Part Terrence and Moyrene Patterson (108.34) Accepted in Part Tracey Haszard and Phil Sargent (125.34) Accepted in Part Alan Bonnici & Sandra McInnes (130.34) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.8 Commercial Zone Rules: Discretionary Activities (CM3.2.2)			
<p>Recommended Amendments to Plan Change Text CM3.2.3 Discretionary Activities</p>	<p>The SH4 frontage is the first view visitors get of National Park Village, and as such, applications for industrial activities should be able to be rigorously assessed.</p>	<p>Steve Bonnici, Janette Campbell and Barry Hare (No. 106.36) Accepted in Part Robert and Nicolette Brodnax (No. 107.36)</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.8 Commercial Zone Rules: Discretionary Activities (CM3.2.2)			
<p>(a) <u>Industrial Activity, except on the land fronting State Highway 4, National Park and between the Waimarino Tokaanu Road and Carroll Street.</u></p> <p>CM3.2.4 Non-Complying Activities</p> <p>(a) <u>Industrial Activities on the land fronting State Highway 4, National Park and between the Waimarino Tokaanu Road and Carroll Street.</u></p>	<p>Further the focus of the zone on tourist accommodation and residential activities would most likely make industrial activities unsuitable within this area.</p>	<p>Accepted in Part Terrence and Moyrene Patterson (No. 108.36) Accepted in Part Tracey Haszard and Phil Sargent (No. 125.36) Accepted in Part Alan Bonnici & Sandra McInnes (No. 130.36) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.9 Commercial Zone Rules: Screening of Rubbish (new rule)			
<p>Add an additional Condition CM3.3.8 as follows:</p> <p><u>All rubbish and storage areas shall be screened from view from the following:</u></p> <p>(a) <u>Street level of neighboring properties which are zoned as Residential or Protected Areas;</u></p> <p>(b) <u>Street level of neighboring properties within the Commercial Zone alongside SH4 at National Park;</u></p> <p>(c) <u>Public Roads</u></p> <p><u>Relevant Assessment Criteria: CM3.5.1(i)</u></p>	<p>The screening of rubbish and storage activities will help to ensure that amenity values are maintained from most locations where such views would detract from amenity values. It is therefore considered that the recommended change is consistent with Section 7 of the RMA, and Objectives and Policies within CM2.3 and CM2.5.</p>	<p>NPVRA (No. 46.7) Accepted ME (Peggy) Shelbourne (No. 39.10) Accepted CC & NM Gebbie Ltd, and Ruapehu Property.com Ltd (No. FS1064.8 re: 139.10) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.10 Commercial Zone Rules: Height (CM3.3.1)			
<p>Recommended Amendments Policy CM 2.3.2 to Plan Change Text</p> <p>(g) To allow for buildings in excess of the height limit where:</p> <p>(i) The building would not detract from the surrounding landscape;</p> <p>(ii) The design of the building will compliment and enhance the character of the surrounding area; and</p> <p>(iii) The building would not detract from the amenity of neighbouring sites.</p> <p><u>In addition, in National Park:</u></p> <p>(iv) <u>Where the increased height will allow for steeper roof pitches aimed at achieving an alpine character, and where the height encroachment will be minor.</u></p> <p>To ensure that the bulk, location and design of any new buildings along State Highway 4 in National Park retain a <u>generally</u> low density profile, significant spacings between buildings, and high levels of landscaping to retain and enhance the character of National Park, and to ensure development in National Park does not contrast too sharply with the surrounding landscape.</p>	<p><u>Ohakune Height Standard</u> – A 12m height standard in Ohakune is considered to provide an appropriate balance between development and protection of character and amenity values. It is noted that land owners can apply for resource consent for buildings which exceed 12m, and the policy framework provides support for such applications where the building has been designed to protect amenity, character and landscape values.</p> <p><u>National Park Height Standard</u> – It is considered that the resource consent process is the most appropriate process for considering buildings in excess of 8m, especially given the potential visual effects of a large building, combined with the potential effects on neighbours. However, amendments have been proposed to the policies to provide policy support for minor height encroachments where these enable steeper roof pitches to be incorporated into the design, and where neighbours outlook and amenity is protected.</p>	<p>David Holland (No. 9.18) Rejected</p> <p>Steve Bonnici, Janette Campbell and Barry Hare (No. 106.37) Accepted</p> <p>Robert and Nicolette Brodnax (No. 107.37) Accepted</p> <p>Terrence and Moyrene Patterson (No. 108.37) Accepted</p> <p>Tracey Haszard and Phil Sargent (No. 125.37) Accepted</p> <p>Alan Bonnici & Sandra McInnes (No. 130.37) Accepted</p> <p>Peter Richards (No. 183.1) Rejected</p> <p>CC & NM Gebbie Ltd (No. 235.11) Accepted in Part</p> <p>Ruapehu Property.com Ltd (No. 236.11) Accepted in Part</p> <p>DG Scott (No. 254.1) Rejected</p> <p>Gordon Paul D'ath Scarf (No. 256.1) Rejected</p> <p>Ann McDonnell (No. 270.1) Rejected</p> <p>Robert and Shone Forbes (No.275.3) Accepted in Part</p> <p>Nicolas Cowell (No. 278.1) Rejected</p> <p>DG Gamble (No. 285.1) Rejected</p> <p>Richard Milne (No. 302.1) Rejected</p> <p>Donald Fraser (No. 303.1) Rejected</p> <p>Craig McMillan (No. 304.1) Rejected</p> <p>Graeme McMillan (No. 305.1) Rejected</p> <p>Further Submissions</p> <p>Enterprising Taumarunui Inc (FS1020.1 re: No. 9.18) Rejected</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.10 Commercial Zone Rules: Height (CM3.3.1)			
		Craig Crosse (FS1070.4 re: 235.9) Accepted in Part Turoa Village Residents Association (FS 1089.5) Accepted Richard Hoadley (FS 1056.1) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.11 Commercial Zone Rules: Verandahs (CM3.3.2)			
<p>Condition CM3.3.2 (a)</p> <p>(ii) Ohakune</p> <p>.....</p> <p>(6) Tyne Street from Mangawhero Terrace to Rimu Street (<u>this applies to retail premises only</u>)</p> <p>(7) Miro Street from Rimu Street to Thames Street</p> <p>(8) <u>5 – 9 Rimu Street in its entirety.</u></p> <p>Advice note: please note the public places by-law requires any sign attached to the underside of a verandah to be at least 2.4 meter above footpath. <u>also applies, including restrictions on the height of a sign above the footpath.</u></p> <p>(iii) Waiouru:</p> <p>2. <u>Service Stations along SH1 in Waiouru are exempt from the requirement to install a verandah.</u></p>	<p>The proposed changes will avoid unnecessary regulation, while still requiring that verandahs are installed where appropriate in core shopping areas, thereby helping to protect amenity values within commercial areas.</p>	<p>Greenstone Energy Limited (No. 60.1) Accepted in Part</p> <p>RDC (268.13) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.12 Commercial Rules: Noise (CM3.3.3)			
<p>Amend CM3.3.3 Noise as follows:</p> <p>a) The L_{eq} noise level and maximum noise level (L_{max}) arising from any activity measured at the boundary of any commercial 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_{Aeq} (15min)</p> <p>b) The L_{eq} noise level and maximum noise level (L_{max}) arising from any activity measured at or within the boundary of any residentially zoned site, <u>or within the Commercial Zone alongside SH4 at National Park</u>, other than the site generating the noise shall not exceed the following limits:</p> <p>Please note, further amendments to this condition are addressed in the Tidy Up report (see Recommended Proposed Plan Change for the full text)</p>	<p>The amendment will ensure that properties within the Commercial Zone at National Park will continue to have the same level of protection against noise as they did under the Operative District Plan. This is considered appropriate given the anticipated uses within this area.</p>	<p>NPVRAI (No. 46.6) Accepted Steve Bonnici, Janette Campbell and Barry Hare (No. 106.38) Robert and Nicolette Brodnax (No. 107.38) Terrence and Moyrene Patterson (No. 108.38) Tracey Haszard and Phil Sargent (No. 125.38) Alan Bonnici & Sandra McInnes (No. 130.38) ME (Peggy) Shelbourne (139.4) Accepted in Part CC & NM Gebbie Ltd (No. 235.10) Accepted in Part Ruapehu Property.com Ltd (No. 236.10) Accepted in Part CC & NM Gebbie Ltd and Ruapehu Property.com Ltd (No. FS. 1064.4 re: 139.2) Accepted in Part Craig Crosse (No. FS. 1070.3 re: 235.10) Accepted in Part</p> <p><i>Please note some of the issues addressed by submitters are addressed under the Tidy Up Report</i></p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.13 Commercial Rules: Lighting and Glare (CM3.3.4)			
<p>Amend CM3.3.4 as follows:</p> <p>(a) At no time between 7.00am and 10.00pm</p>	<p>The amended provision would provide additional protection for residential and visitor accommodation activities within the Commercial Zone. This additional</p>	<p>NPVPAI (46.10) Accepted ME (Peggy) Shelbourne (139.2) Accepted Sue Slegers (140.10) Accepted</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.13 Commercial Rules: Lighting and Glare (CM3.3.4)			
<p>shall any outdoor lighting be used in a manner that causes an added luminance in excess of 125 lux, measured horizontally or vertically at the boundary of any <u>neighbouring residential zoned site adjoining or any neighbouring site used for residential and / or visitor accommodation purposes.</u></p> <p>(b) At no time between the hours of 10.00pm and 7.00am shall any outdoor lighting be used in a manner that causes:</p> <p>(i) An added illuminance in excess of 3 lux measured horizontally or vertically at any point along any residential zoned boundary or any window of any visitor <u>or residential accommodation.</u></p>	<p>protection is considered appropriate, given the nature of the commercial zones within the District.</p>	<p>CC & NM Gebbie Ltd (No. 235.13) Accepted Ruapehu Property.com Ltd (No. 236.13) Accepted</p> <p>Further Submitters CC & NM Gebbie Ltd and Ruapehu Property.com Ltd (No. 1064.2 re: 139.2) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.14 Commercial Rules: Specific Conditions (CM3.4)			
<p>No Change</p>	<p>The submitters support the notified plan change provisions.</p>	<p>Steve Bonnici, Janette Campbell and Barry Hare (No. 106.35) Accepted in Part Robert and Nicolette Brodnax (No. 107.35) Accepted in Part Terrence and Moyrene Patterson (No. 108.35) Accepted in Part Tracey Haszard and Phil Sargent (No. 125.35) Accepted in Part Alan Bonnici & Sandra McInnes (No. 130.35) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.15 Commercial Rules: Visitor Accommodation (CM3.4.1 and CM3.4.2)			
No change	Restricting non-retail activities in the core shopping areas is intended to protect the retail function of these areas.	Lucy Conway (No. 218.2) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.16 Commercial Rules: Residential Activities (CM3.4.2)			
No Change	The proposed provisions are considered to be appropriate in terms of encouraging well used commercial areas (in line with the Objectives and Policies in CM2.3), and encourage economic well-being and a more sustainable urban form.	David Holland (No. 9.19) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.17 Commercial Rules: Retail Activities – Roller Doors (CM3.4.5)			
Amend CM3.4.5 as follows: (a) No roller doors may be installed on the front of any retail premises, <u>except roller doors to enable vehicles to access the premises.</u> <u>For purposes of clarification, security grills which allow views from the street into premises are not classed as roller doors.</u>	The recommended amendments will help clarify the condition, while still protecting amenity values/safety within commercial areas.	Enterprising Taumarunui Inc (No. 224.2) Accepted in Part King Country Glass (No. 267.1) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.18 Commercial Rules: SH4, National Park between Waimarino Tokaanu Road and Carroll Street

Amend as follows:

CM3.2.1 ...

Except between Waimarino Tokaanu Road and Carroll Street, State Highway 4, National Park, where Permitted Activities are limited to:

- (l) Visitor Accommodation Activity
- (m) Residential Activity
- (n) Earthworks Activity
- (o) Domestic Scale Renewable Energy

Except for land fronting SH4, National Park between Waimarino Tokaanu Road and Carroll Street, where Controlled Activity Rule CM3.2.2 applies.

CM3.2.2 Controlled Activities

The following activities are Controlled Activities provided they comply with the General Conditions outlined in section CM3.3 and the relevant Specific Conditions outlined in section CM3.4 below.

Such activities shall be considered without the need to obtain the 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 CM3.5.1.

On land fronting SH4, National Park between Waimarino Tokaanu Road and Carroll Street, Controlled Activities are limited to:

- (a) Visitor Accommodation Activity;
- (b) Residential Activity;
- (c) Earthworks Activity;
- (d) Domestic Scale Renewable Energy ;
- (e) In addition, on SEC 14 BLK VIII WAIMARINO TN, Commercial Activity.
(This is the property on the south western corner of State Highway 4 and Carroll Street)

The Council has reserved control over the following matters:

- i. Landscape and protection of existing trees;

The changes recommended, recognise that the proposed Commercial Zone along State Highway 4 at National Park forms the gateway to National Park Village, and is also seen in the context of the wider environment which includes the Tongariro National Park, (a dual World Heritage Site), and the Erua Conservation Area.

The recommended amendments are intended to ensure that future development enhances the character of National Park Village and does not detract from the character of the surrounding area.

The changes also reflect the desire of a number of the residents of National Park Village to further develop an Alpine Character within the Village.

Finally, the Controlled Activity Status gives those wishing to develop sites in this area certainty that consent will be granted.

Gabrielle Walton (No. 29.3) Accepted
 NPVPAI (No. 46.8/9) Accepted in Part
 NPCB (No. 90.2) Accepted in Part
 Steve Bonnici, Janette Campbell and Barry Hare (No. 106.35) Accepted in Part
 Robert and Nicolette Brodnax (No. 107.35) Accepted in Part
 Terrence and Moyrene Patterson (No. 108.35) Accepted in Part
 Tracey Haszard and Phil Sargent (No. 125.35) Accepted in Part
 Alan Bonnici & Sandra McInnes (No. 130.35) Accepted in Part
 ME (Peggy) Shelbourne (No. 139.5/6/8/9) Accepted in Part
 Sue Slegers (No. 140.9) Accepted in Part & .22 Accepted in Part)
 Velma Siemonek (No. 212.16) Accepted in Part
 Heather McKinnon (No. 213.5/6) Accepted in Part
 Donald Siemonek (No. 214.8) Accepted in Part
 Kevin Siemonek (No. 215.4) Rejected
 Luke Green (No. 216.5) Accept in Part
 CC & NM Gebbie Ltd (No. 235.11 Accepted in Part/ .12 Accepted in Part/17)

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.18 Commercial Rules: SH4, National Park between Waimarino Tokaanu Road and Carroll Street			
<p>ii. <u>Building Design with reference to the Alpine Design Features in Appendix Nine</u></p> <p>iii. <u>Colour of buildings; and</u></p> <p>iv. <u>Layout of Parking, Access, & Egress</u></p> <p>CM3.2.3 <u>Discretionary Activities</u> The following activities are Discretionary Activities:</p> <p>Applications will be assessed against but not limited to, the relevant Assessment Criteria outlined in section CM3.5 below.</p> <p>(c) <u>Any activity that is provided for as a Permitted Activity by Rule CM3.2.1 or a Controlled Activity by Rule CM3.2.2 but fail to meet one or more of the General Conditions outlined in section CM3.3 or the Specific Conditions outlined in section CM3.4.</u></p> <p>Relevant Objectives and Policies – CM2.2.2(a), CM2.3.2(a) and (b), CM2.3.3(a) and (b), <u>CM2.3, CM2.4 and CM2.5</u></p> <p>CM3.4 <u>SPECIFIC CONDITIONS</u> The following Specific Conditions shall apply to the Permitted, <u>Controlled</u> and Discretionary Activities specified below. Should these Specific Conditions differ from the requirements of the General Conditions in section CM3.3 above, the Specific Condition shall be applicable.</p> <p>CM3.4.7 <u>SH4, National Park between Waimarino Tokaanu Road and Carroll Street</u></p> <p>(a) Yards The minimum yards provided on any site shall be:</p> <ol style="list-style-type: none"> a. State Highway 4: 5m b. Front yards facing a street other than <u>SH4</u>: 3m c. Side Yards: 3m 		<p>Ruapehu Property.com Ltd (No. 236.11 Accepted in Part/12 Accepted in Part/17)</p> <p>Mel Cameron Landscape Architecture (No. 257.7) Accepted in Part</p> <p>Robert & Shona Forbes (No. 275.6) Accepted in Part</p> <p>Pukenui Lodge and Ruapehu Properties Ltd (No. FS1060.2, .3 re: 29.2, .3, & No. FS1064.5 - .7 & .13) Accepted in Part</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.18 Commercial Rules: SH4, National Park between Waimarino Tokaanu Road and Carroll Street			
<p>d. Rear: 6m <u>Residential Activities are not subject to Conditions CM3.4.7(a) b-d above, but are subject to RE3.3.5 Yards.</u> <u>Note:- RE3.3.5 requires:</u> (i) <u>Front: 3.0 metres</u> (ii) <u>Side: 1.5 metres</u> (i) <u>Rear: 3.0 metres</u></p> <p>(b) <u>Landscaping and retention of existing trees.. At least 10% of the site shall be landscaped by the planting of specimen trees and other vegetation suitable to the alpine environment and including the retention of existing trees.</u></p> <p>(c) <u>All buildings shall use as exterior materials incorporate:</u> a. <u>A minimum of 40% of the external building cladding on elevations fronting a road, shall comprise natural timber or stone.</u> b. <u>At least five Alpine Design Features as detailed in Appendix Nine, excluding storage sheds.</u> c. <u>All buildings which are painted:</u> i. <u>Exterior walls and surfaces, including roofs, shall be painted from Groups A to D of the British Standard 5252 colour range (or equivalent colour range from an alternative colour chart) provided that:</u> a. <u>Architectural details such as fascias, doors and window frames may be from any colour within this range.</u> b. <u>Exterior walls shall use paints with a light reflectance value rating of up to 60 for Groups A and B, and up to 40 for Group C and D.</u> c. <u>Roofs shall use paints with a light reflectance value rating of up to 40 for</u></p>			

4.18 Commercial Rules: SH4, National Park between Waimarino Tokaanu Road and Carroll Street

- Groups A, B, and C.
- ii. Any other colours which use recessively toned paints and avoid paints with high light reflectance values approved in writing by the Council.

Advice Note: The British Standard 5252 is a widely used independent standard that categorises paint colours using several characteristics. These include light reflectance value or LRV, which is how much a colour reflects light back. It also includes greyness groups, with Group A having the most grey; other groups have progressively less grey, and Group D being nearly clear and including bright colours. Reflectivity and greyness are the colour attributes with the most impact on the visibility of buildings in a landscape.

- d. ~~Another material painted or finished in visually muted, recessive colours, from the schedule of British Colours known as BS 5252 conforming to the following standards:~~
 - i. ~~Exterior walls – Reflectance Vale and Greyness Groups – All exterior walls shall have a RV rating of no more than 60% for greyness groups A and B, and no more than 40% for greyness group C; and~~
 - ii. ~~Roofs – All roof areas shall have a RV rating of no more than 40% within the greyness groups A, B and C.~~
 - iii. ~~Architectural details such as fascias, doors and window frames are excluded from these requirements.~~
- e. ~~Any other colour or material approved in writing by Ruapehu District Council.~~





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.18 Commercial Rules: SH4, National Park between Waimarino Tokaanu Road and Carroll Street			
<p>(d) <u>All glazing shall be clear or tinted glass but not be reflective or mirror glass.</u></p> <p>(e) <u>Noise Insulation</u></p> <p>All new buildings and extensions to buildings which will be used for either Tourist Accommodation or Residential Activities, (but excluding ancillary buildings which are not used for sleeping), shall also comply with Condition CM3.4.2(b) relating to noise insulation.</p> <p>Advice Note: Any access onto the State Highway will require approval from the New Zealand Transport Authority (NZTA). It is recommended that access is provided off a side road.</p> <p>Relevant Assessment Criteria: CM3.5.1(a), (c), (d), (f), (h), (k), and (l).</p> <p><u>CM3.5.1 Discretionary and Non-Complying Activities</u></p> <p>(k) Whether the building or activity will enhance the character of National Park, and will integrate with <u>complement</u> the surrounding landscape.</p> <p>(l) <u>Whether buildings in National Park incorporate Alpine Design Features.</u></p> <p>Appendix Nine</p> <p>National Park Alpine Design Features</p> <p><u>Roofs, Chimney and Eaves</u></p> <ol style="list-style-type: none"> <u>Steep pitched roof (does not hold snow)—Minimum of 30° pitch to at least 50% of roof area or minimum 35° pitch for at least 25% of roof area</u> <u>Interesting roof angles including gables over entrance and dormers</u> <u>Roof overhangs lower storey decks and dwarfs visible external walls</u> <u>Stonework external chimneys or natural timber feature which start at</u> 			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.18 Commercial Rules: SH4, National Park between Waimarino Tokaanu Road and Carroll Street			
<p><u>ground-level and go up outside of building in addition to CM 3.4.7(c)(a).</u></p> <p>5. <u>Oversized posts supporting overhanging roof—minimum 175mm sq for square posts or minimum of 200mm diameter for round posts</u></p> <p>6. <u>Large overhanging eaves – minimum of 800mm including barge boards to gable ends of building</u></p> <p><u>Features and Cladding</u></p> <p>7. <u>External timber features, such as unpainted soffits, and exposed timber trusses under gables and eaves.</u></p> <p>8. <u>Post supports clad at base with stone or schist.</u></p> <p>9. <u>Wide external covered entrance - minimum of 3 metres</u></p> <p>10. <u>Wide external stairways - minimum of 2 metres.</u></p> <p>11. <u>Decks both upstairs and downstairs on 2 x storey buildings. (allows access points for maintenance and viewing)</u></p> <p>12. <u>Half-round or other chunky decorative timbers as features outside of windows and doors.</u></p> <p>13. <u>Large Windows on street elevations of not less than 4 sq metres</u></p> <p>RE3.3 <u>GENERAL CONDITIONS (After RE3.3.13)</u> <u>Advice Note: National Park</u> <u>In National Park, the voluntary incorporation of Alpine Design Features in new buildings is encouraged (Appendix Nine of the Commercial Zone Rules Chapter provides some guidance).</u></p>			





SIGNAGE

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Signage Policy: Safety			
No changes	The policies in relation to safety are considered to be consistent with section 5 of the Act.	NZTA (No. 208.15) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.2 Signage Rules: General			
No change	It is considered that the proposed provisions, especially the limitation on the number of signs, provide a suitable balance between retaining amenity values and providing for the needs of businesses.	Mike Wiggins (No. 32.3) Accepted Bruce Thompson (No. 100.2) Accepted NZTA (208.29) Accepted Enterprising Taumarunui Inc (No. 224.4) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Signage Rules: Heritage			
HE3.2 <u>RULES</u> HE3.2.1 <u>Permitted Activities</u> (a) <u>Erection of a sign on a Group A or Group B heritage building in Schedule A of Appendix Four where the sign complies with the Specific Conditions outlined in section HE3.3 below.</u> (b) <u>Erection of a sign within the setting of a Group A heritage building in Schedule A of Appendix Four where the sign complies with the Specific Conditions outlined in section</u>	The recommended changes are considered to be an appropriate method for protecting historic heritage within the district, in-line with the provisions of the RMA.	New Zealand Historic Places Trust (NZHPT) (No. 258.17) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Signage Rules: Heritage			
<p><u>HE3.3 below.</u> <u>For the purpose of Rule HE3.2.1(c) and (d), the definition of signage excludes signs erected by Kiwirail (or any subsequent successor) which are intended to promote rail safety, or are associated with the day to day operations of the rail network.</u></p> <p>(f) <u>Erection of a sign within a Group A or Group B heritage site listed in Schedule B of Appendix Four where the sign complies with the Specific Conditions outlined in section HE3.3 below.</u></p> <p><u>For the purpose of Rule HE3.2.1(f), the definition of signage excludes signs erected by Kiwirail (or any subsequent successor) which are intended to promote rail safety, or are associated with the day to day operations of the rail network.</u></p> <p>HE3.2.2 <u>Restricted Discretionary Activities</u> The following activities are Restricted Discretionary Activities. Applications will be assessed and conditions imposed only in respect of the subject matter of the Assessment Criteria outlined in section HE3.3.</p> <p>(d) <u>Activities which do not comply with Rule:</u> (i) <u>HE3.2.1(a) – relating to Maintenance and Repair of Heritage Buildings</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Signage Rules: Heritage			
<ul style="list-style-type: none"> (ii) <u>HE3.2.1(b) – relating to the Interiors of Heritage Buildings;</u> (iii) <u>HE3.2.1(c) – relating to Signage on Heritage Buildings;</u> (iv) <u>HE3.2.1(d) – relating to Signage within the setting of a Heritage Building;</u> (v) <u>HE3.2.1(e) – relating to the Maintenance and Repair of Heritage Sites; and/or</u> (vi) <u>HE3.2.1(f) – relating to Signage within Heritage Sites;</u> <p><u>Relevant Assessment Criteria: HE3.3.1(a) (i), (ii), (vi), (vii) and (viii), and (b)</u></p> <p>HE3.3 <u>Specific Conditions</u></p> <p>HE3.3.1 <u>Signs</u></p> <ul style="list-style-type: none"> (a) <u>The maximum area of the sign shall be 0.5m².</u> (b) <u>No sign shall be internally illuminated.</u> <p><u>Relevant Assessment Criteria: HE3.3.1(b)</u></p> <p>HE3.4 <u>ASSESSMENT CRITERIA</u></p> <p>HE3.4.1 <u>Restricted Discretionary, Discretionary and Non-Complying Activities</u></p> <ul style="list-style-type: none"> (b) <u>Signs on Heritage Buildings, and within Heritage Sites</u> 			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Signage Rules: Heritage			
<p>(i) <u>Whether the proposed sign, including any supporting structures, has been designed and will be constructed to acknowledge and respect the character of the façade; or in the case of a heritage site, the sign has been designed and will be constructed to respect the character and heritage values of the site. Specifically signage should avoid:</u></p> <ol style="list-style-type: none"> 1. <u>covering or obscuring significant heritage features such as shop fronts; verandahs, balustrades and windows;</u> 2. <u>the removal of decorative features or detailing.</u> <p>(ii) <u>Whether any sign detracts from the architecture of the building including decorative detailing, structural divisions, windows or doorways.</u></p> <p>(iii) <u>Whether additional signs will result in clutter.</u></p> <p>(iv) <u>The extent to which the quality of the design of the sign and the standard of graphics complement the building. Signage should be located in places that would have traditionally have been used as advertising areas, especially on buildings that were originally commercial in nature.</u></p> <p>(v) <u>Whether the means of fixing the sign</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Signage Rules: Heritage			
<p><u>to a heritage building including associated cabling or wiring for illuminated signs will adversely affect the heritage fabric and heritage values of the listed building.</u></p> <p>(vi) <u>Whether intensity of illumination will adversely affect the heritage values of the building.</u></p> <p>(vii) <u>In relation to free-standing signs, consideration will also be given to:</u></p> <ol style="list-style-type: none"><u>The impact of any signage on the character and setting of the heritage building or site.</u><u>In the case of heritage sites the potential for any earthworks to disturb archaeological material.</u> <p><u>Please note: An archaeological authority is required under the Historic Places Act if it is possible that an archaeological site may be affected by any proposed works.</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.4 Rule SG3.2.1: Angler Access and Information Signs			
<p>Amend Rule SG3.2.1 as follows:</p> <p>SG3.2.1 <u>Permitted Activities</u> The following signs are Permitted Activities in all zones</p> <p>(i) Angler access/information signs.</p> <p>SG3.4.7 <u>Angler Access/Information Signs</u></p> <p>(a) <u>Scale and Location</u></p> <p>(i) <u>Angler access/information signs shall not exceed 1.0m² in area.</u></p> <p><u>Relevant Assessment Criteria: SG3.5.1(a), (b), (c), (d), (g) and (i)</u></p> <p>Include the following definition in the Definitions Section:</p> <p>Angler Access/Information Signs <u>Signs erected on behalf of Fish and Game New Zealand at access points to fisheries, which include information on access, fishing regulations, or aquatic pests.</u></p>	<p>The number of signs likely to be constructed under this rule is unlikely to be high and as such the visual impact is unlikely to detract from amenity values; while avoiding the need for resource consent will help facilitate access to rivers and lakes, and will help to enable Fish and Game to protect the habitat of trout and salmon through education.</p>	<p>Fish and Game (Auckland/Waikato Region) (No. 209.1) Accepted Enterprising Taumarunui Inc (FS. 1006.1) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 SG3.2.1(g): Warning Signs and Identification Signs			
<p>Amend definition of Sign as follows:</p> <p>Sign:</p>	<p>Asset identification markers on utilities are small, and do not detract from amenity values. It was not intended that these should be captured by the signage rules within the</p>	<p>Transpower New Zealand Ltd (No. 288.5) Accepted in Part Powerco Limited (No. 289.4) Accepted in Part</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 SG3.2.1(g): Warning Signs and Identification Signs			
<p><u>Any display or other advertising device intended to attract attention which is visible from a public place and shall include a motor vehicle, trailer and the like and any board, hoarding or similar structure which supports or contains the sign, but shall not include:</u></p> <ul style="list-style-type: none"> <u>any advertising matter within a retail display window,</u> <u>a sandwich board less than 1.5 metres in height located in a commercial zone, or</u> <u>any device attached to a letterbox less than 0.25m² in size, or</u> <u>asset identification markers on public infrastructure, for example, the asset number of a power pole, substation or bridge.</u> 	<p>plan change. The recommended changes are intended to clarify that these markers are not signs.</p>		

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Rule SG3.3.1 Safety			
<p>Amend SG3.3.1 Safety as follows:</p> <p><u>'A sign shall not be constructed using retro-reflective material, except traffic control signs authorised by a Road Controlling Authority.'</u></p>	<p>The proposed amendment will avoid the need for unnecessary regulation, while maintaining safety.</p>	<p>DOC (No. 191.43) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.7 Rule SG3.4.6: Commercial Advertising Signs - Height

SG3.4.6 Commercial Advertising Signs

(a) Scale

All Zones

(i) No signage shall exceed the total site signage (m²) as specified for the Zone in which the site is located, in accordance with Table 2 below.

Table 2: Total Signage Area

<u>Zone</u>	<u>Total Site Signage</u>
<u>Rural</u>	<u>3.0</u>
<u>Residential</u>	<u>0.5</u>
<u>Commercial and Industrial*</u>	<u>Unlimited</u>
<u>Commercial Zone SH4 National Park</u>	<u>3.0m² per sign</u>
<u>Urban Settlement</u>	<u>3.0</u>
<u>Protected Areas</u>	<u>3.0</u>

*This condition does not apply to the Commercial Zone alongside State Highway 4, National Park.

Rural Zone, Residential Zone and Urban Settlement Zones

- (i) Only one sign shall be erected per site.
- (ii) No signage shall exceed the highest point of the existing building by more than 1m.

Protected Areas Zone

The proposed amendments will enable service stations and other businesses within the Commercial and Industrial Zones to erect a free-standing sign which exceeds the height of any existing building on site, but is limited to no more than 8m in height. This amendment is intended to address the concerns raised by the submitter (although with amended wording), and is considered to be an appropriate balance between economic wellbeing and amenity values.

Greenstone Energy Limited (No. 60.2) Accepted in Part
 Enterprising Taumarunui Inc. (FS: 1014.1) Accepted in Part



WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.7 Rule SG3.4.6: Commercial Advertising Signs - Height			
<p>(i) <u>Either one double sided sign or two single sided signs may be erected on any site frontage (in this context only, a site includes any area of land subject to a license to occupy).</u></p> <p><u>Commerical and Industrial Zones</u></p> <p>(i) <u>No signage attached to a building shall exceed the highest point of the existing building by more than 1m.</u></p> <p>(ii) <u>Only one single or double-sided freestanding sign shall be erected on each street frontage of a site.</u></p> <p>(iii) <u>The maximum height of a single or double-sided free standing sign is 8m (except the Commercial Zone alongside State Highway 4 National Park)</u></p> <p>(iv) <u>In the Commercial Zone alongside State Highway 4 National Park, the maximum height of a single or double-sided free-standing sign is 3m</u></p> <p><u>Note: Changes in this section reflect changes to both section 4.7 and 4.8.</u></p>			

4.8 Rule SG3.4.6: Commercial Signage, National Park

SG3.4.6 Commercial Advertising Signs(a) ScaleAll Zones

- (i) No signage shall exceed the total site signage (m²) as specified for the Zone in which the site is located, in accordance with Table 2 below.

Table 2: Total Signage Area

<u>Zone</u>	<u>Total Site Signage (m²)</u>
<u>Rural</u>	<u>3.0</u>
<u>Residential</u>	<u>0.5</u>
<u>Commercial and Industrial*</u>	<u>Unlimited</u>
<u>Commercial Zone SH4 National Park</u>	<u>3.0m² per sign</u>
<u>Urban Settlement</u>	<u>3.0</u>
<u>Protected Areas</u>	<u>3.0</u>

*This condition does not apply to the Commercial Zone alongside State Highway 4, National Park.

Rural Zone, Residential Zone and Urban Settlement Zones

- (iii) Only one sign shall be erected per site.

The above recommendations are intended to provide a balance between road user safety, the desire of many residents to develop an Alpine theme for National Park; and the need for businesses located within the Commercial Zone to advertise. Overall the changes are considered to be consistent with Part 2 of the Act.

ME (Peggy) Shelbourne (No. 139.7) Accepted
 NZTA (No. 208.16) Accepted in Part
 Mel Cameron Landscape Architecture (No. 257.8) Accepted in Part
 Ruapehu District Council (No. 268.19) Accepted in Part
 Pukenui Lodge & Ruapehu Prop Ltd (FS1064.12, FS1065.1, 1FS066.1) Accepted



WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.8 Rule SG3.4.6: Commercial Signage, National Park			
<p>(iv) <u>No signage shall exceed the highest point of the existing building by more than 1m.</u></p> <p><u>Protected Areas Zone</u></p> <p>(i) <u>Either one double sided sign or two single sided signs may be erected on any site frontage (in this context only, a site includes any area of land subject to a license to occupy).</u></p> <hr/> <p><u>Commercial and Industrial Zones</u></p> <p>(i) <u>No signage attached to a building shall exceed the highest point of the existing building by more than 1m.</u></p> <p>(ii) <u>Only one single or double-sided freestanding sign shall be erected on each street frontage of a site.</u></p> <p>(iii) <u>The maximum height of a single or double-sided free standing sign is 8m (except the Commercial Zone alongside State Highway 4 National Park)</u></p> <p>(iv) <u>In the Commercial Zone alongside State Highway 4 National Park, the maximum height of a single or double-sided free-standing sign is 3m</u></p> <p>(b) Safety</p> <p>(i) For sites within the Rural Zone, Residential Zone,</p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
<p>4.8 Rule SG3.4.6: Commercial Signage, National Park</p> <p>Urban Settlement Zone, and Protected Areas Zone, and the Commercial Zone along SH4 in National Park, no sign shall be flashing or employ revolving lights.</p> <p>(ii) For sites within the Commercial Zone and Industrial Zone, a sign located adjacent to a Residential Zone shall not be flashing or employ revolving lights. The only illuminated sign permitted adjacent to a residential zone shall be internally illuminated signs.</p> <p>(e) <u>Design: National Park</u></p> <p>(i) All free-standing signs shall be constructed of either:</p> <ol style="list-style-type: none"> 1. Timber; 2. Stone; or 3. Any other material approved in writing by Ruapehu District Council. <p>(ii) <u>All signs which are painted shall be painted in colours:</u></p> <ol style="list-style-type: none"> 1. <u>From Groups A to D of the British Standard 5252 colour range (or equivalent colour range from an alternative colour chart); or</u> 2. <u>Any other colours which use recessively toned paints and avoid paints with high light reflectance values approved in writing by the Council.</u> <p><u>Note: The lettering of the sign is</u></p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.8 Rule SG3.4.6: Commercial Signage, National Park			
<p style="text-align: center;"><u>excluded from these requirements.</u></p> <p>Advice Note:</p> <p>Within National Park an Alpine character is encouraged. To achieve this Council encourages people to design signage to complement the wider National Park setting, for example, using alpine plants at the base of sign – which would also disguise the footings; and through the use of low gloss finishes on stains.</p> <p><u>Note: Changes in this section reflect changes to both section 4.7 and 4.8</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.9 Signage, Te Reo and Appropriate Naming			
None	The requested changes are beyond the scope of the plan change, although the Long Term Plan will be addressing Te Reo in signage.	Ngati Rangī (No. 255) Rejected	

INDUSTRIAL ZONE

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Objectives and Policies: Consolidation (IN2.4)			
No change	The submission supports the approach proposed by Council, which is considered to be consistent with the relevant clauses of Sections 5 and 7 of the RMA.	Atihau-Whanganui Incorporation (No. 249.4) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.2 Objectives and Policies: Positive Effects of Industrial Activities (IN2.5)			
<p>Amend Policy IN2.5 as follows:</p> <p>(c) <u>To avoid commercial activities locating within the Industrial Zone due to the potential adverse effects on the viability of the district's Commercial Zones, except:</u></p> <p>(i) <u>where the activity is secondary to and associated with an industrial use; or</u></p> <p>(ii) <u>A lunchbar or takeaway to service surrounding industrial premises.</u></p> <p>Amend rule IN3.4 as follows:</p> <p>IN3.4.1 <u>Commercial Activities</u></p> <p>(a) Scale</p> <p>(i) Commercial Activities shall be permitted provided that the land use or activity shall be accessory and secondary to an industrial activity which is legally established on the site.</p> <p>(ii) <u>No more than 25% of the Gross Floor</u></p>	<p>The proposed amendment will provide policy and rule support for small scale food activities which help to support Industrial Areas, while still supporting the overall intent of both the Industrial and Commercial Zone objectives and policies.</p> <p>It is important that the options for retail development in the industrial area do not undermine the Commercial areas.</p>	<p>Richard Hoadley (No. 66.12) Accepted</p> <p>Velma Siemonek (No. 212.8) Accepted in Part</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.2 Objectives and Policies: Positive Effects of Industrial Activities (IN2.5)			
<p><u>Area, or not exceeding 200m² of outdoor display area shall be used for commercial activity, whichever is the lesser.</u></p> <p>(iii) <u>A lunchbar or takeaway shall not be greater than 100m² in total and services the surrounding industrial area.</u></p> <p>Relevant Assessment Criteria: IN3.5.1 (h), (p) and (q)</p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Industrial Rules: Stormwater (new rule)			
<p>Add the following text to the Advice Note for the Industrial Rules Chapter:</p> <p><u>Discharges to Stormwater: Rules 13-15 and 13-17 of Horizons Regional Council One Plan control discharges to stormwater from Industrial or Trade Premises. In addition, the One Plan contains rules relating to discharges to air, and other discharges to water. Any development is also required to comply with the requirements of the One Plan, or seek consent from Horizons Regional Council.</u></p>	<p>Including specific conditions and assessment criteria would duplicate (to some extent) the provisions of the One Plan. It is therefore recommended that the above Advice Note is added to the Industrial Zone Chapter. This would ensure that applicants were aware of the requirements of the One Plan while avoiding duplicating issues addressed under the One Plan and the Building Code.</p>	<p>Horizons (No. 280.19) Accepted in Part</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.4 Industrial Rules: Landscaping – Industrial Area, Racecourse Road, Manunui			
<p>None</p>	<p>The landscaping provision seeks to support amenity</p>	<p>Baigent and Daughters Group Limited (No.</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.4 Industrial Rules: Landscaping – Industrial Area, Racecourse Road, Manunui			
	outcomes .	294.2) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 Industrial Rules: Transfer Station Activities (IN3.4.4)			
IN3.4.4(c)(i) screened from the Residential, Urban Settlement or Protected Areas Zone by a solid wall or close boarded fence not less than 1.2 1.8 metre in height, and/or densely planted with vegetation and shrubs that will screen the areas during all seasons of the year.	The proposed amendment will provide greater protection for the amenity values of adjoining properties within the Residential, Urban Settlement or Protected Areas Zone.	Cheal Consultants (No. 171.15) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Industrial Subdivision Rules: Transportation (SU3.5)			
No change	The provision is aimed at ensuring new development does not compromise road safety.	NZTA (No. 208.27) Accepted	





INDUSTRIAL ZONE - TAUMARUNUI

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Rezoning of Land at Racecourse Road Taumarunui			
<p>Amend Planning Map 4 to remove the eastern portion of land from the Industrial Zone, as shown on the aerial photo below, and include this land in the Rural Zone.</p>	<p>The land zoned Industrial at Racecourse Road with the exception of vacant land to the east has had a history of industrial zoning, and with the exception of except for the vacant land to the east, has existing buildings and infrastructure associated with past industrial activity. The existing infrastructure and location of the land lends itself to continued industrial provisions in the District Plan. By zoning the land for industrial activity, the District Plan provides for strategic direction and growth of the District consistent with the intent of Part 2 of the Act.</p> <p>It is not appropriate to zone the land Commercial. Commercial zoning would encourage dispersed commercial activity which is contrary to the District Plan objectives and policies seeking consolidated existing commercial areas, and restricting the extension of commercial activity along state highways. Zoning an isolated portion of land to commercial, would create the potential for commercial displacement from the established commercial area of Taumarunui to the detriment of the town's vitality and economic viability.</p> <p>There are also limitations on the access to the site from State Highway 4, which involves crossing the railway line. There is little space between the highway and railway line to safely stop vehicles without obstructing the State Highway. Commercial activity has the potential to generate high levels of traffic with a different nature to traffic generated by industrial activity. It is not appropriate to expose the site to unrestricted commercial</p>	<p>John Allen (189.1) Accepted Kevin Murphy (230.1) Rejected Baigent and Daughters Group Limited (294.1) Rejected KiwiRail (1072.1) Accepted New Zealand Transport Agency (1104.2) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Rezoning of Land at Racecourse Road Taumarunui			
	activity, with the present access situation.		





SITE SPECIFIC

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Site Specific Request: Rezone to Residential at River Road/Kowhai Crescent, Ohakune			
None	<p>The retention of the existing Industrial zone west of the Mangawhero Stream at Ohakune will achieve the purpose of the RMA through providing an industrial land resource that is capable of sustaining future industrial requirements. The location of this Industrial Zone ensures that potential adverse effects from industrial activities are relatively isolated from incompatible activities such as residential use. The potential reverse sensitivity of residential development is reduced because of the distance and a roading network not shared with residential traffic. In addition this area's proximity to State Highway and rail has strategic advantages for freight movement.</p> <p>Whilst there are vacant industrial sites in this area and uptake has been slow, some sites are yet to be fully developed for their industrial purpose. For instance, at the waste transfer station site further land area is to be more fully utilised shortly for recycling processes. This area will be closer to the submitter's land than the currently used area of the transfer station. The storage and sorting areas for recycling would be compromised if residential areas were to be located nearby. Transfer stations are a regional infrastructural resource under the Horizon's Proposed One Plan. The decisions version requires that adverse effects on the transfer station be avoided as far as reasonably practicable.</p> <p>Rezoning the land to residential as requested and inserting the structure plan provisions as put forward in</p>	<p>Alan Newman (71.1) Rejected Bruce H Thompson (99.1) Accepted J C Simpson (194.1) Rejected Atihau-Whanganui Incorporation (249.6) Accepted DG Scott (250.1) Accepted CH and MC Scott Property Trust (265.1) Rejected Plateau Surveyors Limited (317.1) Rejected Ruapehu Alpine Lifts Limited (1075.1 to 317.1) Accepted Ruapehu District Council (1086.2 to 317.1) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Site Specific Request: Rezone to Residential at River Road/Kowhai Crescent, Ohakune			
	<p>the original submission would not represent integrated land use planning, as it would not recognise the need to ensure that Ohakune retains a range of appropriately located land use opportunities in terms of residential, commercial, and industrial zoning.</p> <p>At the hearing the submitter who is advocating the change to residential zoning presented a 2nd option. This option partially addressed the lack of connectivity in the first structure plan. This proposal relies on the use of a new road bridge across the Mangawhero Stream and vehicular access to the unsealed River Road without stating how this infrastructure would be achieved. It also pulls back to general residential and industrial zoning, rather than a specific subdivision plan.</p> <p>The hearing panel appreciates that this concept goes a bit further to address the lack of integration and/or connectivity in the original structure plan for rezoning presented through the submission. However, potential further submitters would have had no opportunity to consider the effects of these changes upon them. Therefore, the 2nd option proposition cannot be considered by the panel without compromising others' rights to participate in the plan change process.</p> <p>The specific mitigation measures proposed as part of the structure plan proposals (1st and 2nd options) may achieve mitigation of selected localised adverse effects. For example, the proposed bunds may assist with some visual and noise effects. However some typical adverse effects of industrial cannot be so easily controlled. Not</p>		





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Site Specific Request: Rezone to Residential at River Road/Kowhai Crescent, Ohakune			
	<p>long ago this area contained a 24-hour carrot washing operation. Industrial and agricultural odours, dust and noises such as reversing beepers of trucks/machinery are also not so easily controlled.</p> <p>In summary, it is not an efficient use of resources to remove a significant area of the industrially zoned land resource in Ohakune from availability for industrial activities, when there is ample capacity in the residential zoned land resource of the town to cater for likely residential demand over the planning period.</p>		

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.2 Site Specific Request: Rezone to Residential at Ward Street, Taumarunu			
<p>That planning map 3 be amended to include the sites listed below within the Residential Zone:</p> <ul style="list-style-type: none"> • 22 Ward Street - Lot 1 DPS 15084 CFR SA14A/1440 • 24 Ward Street - Pt Sec 12 Blk II Rangaroa Village CFR SA25B/252 • 28 Ward Street - Lot 2 DP 29124 CFR SA725/122 <p>30 Ward Street - Lot 1 DP 29124 CFR SA731/71</p>	<p>These properties are residential in nature and the land on the opposite side of the road and to the north is zoned residential, thus including these sites within the residential zone is an appropriate and minor extension of the zone boundary.</p>	<p>Stuart Shaw (73.9) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Site Specific Request: Rezone to Reserve, corner of Burns and Clyde Streets, Ohakune			
<p>Recommended Amendments to Plan Change Map Section 9 SO 318591 Parcel ID 623348</p>	<p>The site would be inappropriate for commercial purposes due to topography, difficulties of access and separation</p>	<p>Bruce H Thompson (100.3) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Site Specific Request: Rezone to Reserve, corner of Burns and Clyde Streets, Ohakune			
	from the rest of the commercial area. The subject site is not currently owned by Council but NZTA as the landowner did not submit on this matter and did not provide a further submission in response to Mrr. Thompson's submission. The land is more appropriately a road reserve.		

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.4 Site Specific Request: Rezone to Reserve, Junction Triangle, Ohakune			
That planning map 13 be amended to include Section 27 Town of Ohakune, Local Purpose Reserve within the Reserve Zone.	This site is owned by Council and is covered in grass and trees, and its legally notes that it is a Local Purpose Reserve. Council's property staff have noted that they are happy for the site to be zoned Reserve. Given these factors it is appropriate that it be zoned Reserve.	Bruce H Thompson (100.4) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 Site Specific Request: Rezone to Industrial, Lot 1 DP 378657 at SH1, Waiouru			
That planning map 17 be amended to include Lot 1 DP 378657 within the Industrial Zone. That IN3.3.1 be amended as follows: IN3.3.1 <u>Height</u> (a) No part of any building shall exceed a height of 2.0 metres plus the horizontal distance from the nearest Residential, Urban Settlement or Protected Areas Zone and shall not exceed a maximum	It is appropriate to include Lot 1 DP 378657 within the Industrial Zone as it has a well established use for Industrial purposes and it adjoins the Industrial Zone along the northern site boundary. The amendments to IN3.3.1, IN3.3.2 and IN3.3.4 will ensure that the site (including an existing residential dwelling) located within the Rural Zone to the south is protected from the potential adverse effects from any future industrial activities developed on Lot 1 DP 378657.	Byfords Read-mix Limited (170.1) Accepted in Part	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 Site Specific Request: Rezone to Industrial, Lot 1 DP 378657 at SH1, Waiouru			
<p>height of 15 metres.</p> <p><u>(b) No part of any building located on Lot 1 DP 378657 shall exceed a height of 2.0 metres plus the horizontal distance from the Rural Zone and shall not exceed a maximum height of 15 metres.</u></p> <p>Relevant Assessment Criteria: IN3.5.1(a) and (b)</p> <p>That IN3.3.2 be amended as follows:</p> <p>IN3.3.2 <u>Yard</u></p> <p>(a) The minimum yards provided on a site that adjoins a Residential, Urban Settlement or Protected Areas Zone shall be 6.0 metres only on that boundary which adjoins a Residential, Urban Settlement or Protected Areas Zone.</p> <p><u>(b) The minimum yards for Lot 1 DP 378657 shall be 6.0 metres only on that boundary which adjoins the Rural Zone.</u></p> <p>Relevant Assessment Criteria: IN3.5.1(c) and (m)</p> <p>That IN3.3.4 be amended as follows:</p> <p>IN3.3.4 <u>Screening</u></p> <p>(a) Where any outdoor storage, service, or parking area adjoin or directly face land that is within the Residential, Urban Settlement or Protected Areas Zone, such areas should</p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 Site Specific Request: Rezone to Industrial, Lot 1 DP 378657 at SH1, Waiouru			
<p>be screened from the Residential, Urban Settlement or Protected Areas Zone by a solid wall or close boarded fence not less than 1.5m in height, and/or densely planted with vegetation and shrubs that will screen the areas during all seasons of the year.</p> <p><u>(b) Within Lot 1 DP 378657, where any outdoor storage, service, or parking area adjoin or directly face the Rural Zone, such areas should be screened from the Rural Zone by a solid wall or close boarded fence not less than 1.5m in height, and/or densely planted with vegetation and shrubs that will screen the areas during all seasons of the year.</u></p> <p>Relevant Assessment Criteria: IN3.5.1(e) and (m)</p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Site Specific Request: Rezone Reserves within Turoa Village			
<p>That planning map 14 be amended to include the sites listed below within the Reserve Zone:</p> <ul style="list-style-type: none"> • Lot 53 DP 50715 (Recreation Reserve) • Lot 54 DP 50716 (Recreation Reserve) • Lot 63 DP 50714 (Recreation Reserve) • Lot 56 DP 50717 (Recreation Reserve) • Lot 57 DP 50717 (Recreation Reserve) • Lot 58 DP 50714 (Recreation Reserve) 	<p>These properties are classified as Recreation Reserves on their respective certificates of title, therefore it is appropriate that they be zoned as such in the District Plan.</p>	<p>Turoa Village Residents Association (Incorporated) (31.2) Accepted Ruapehu District Council Staff (268.27) Accepted Department of Conservation (1050.1 to 31.2) Accepted Department of Conservation (1050.2 to 268.27) Accepted</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Site Specific Request: Rezone Reserves within Turoa Village			
<ul style="list-style-type: none"> Lot 55 DP 50717 (Recreation Reserve) Lot 52 DP 50714 (Recreation Reserve) 			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.7 Site Specific Request: Rezone 99 Raurimu Road (Lot 2 DP 356750)			
That planning map 9 be amended to include 99 Raurimu Road, legally described as Lot 2 DP 356750 within the Urban Settlement Zone.	This site is consistent with the nature of the Urban Settlement Zone over the Rural Zone in that it is used for residential housing only. Including it within the Urban Settlement Zone is an appropriate and minor extension of the zone boundary.	Margaret and Phil Hawthorne (298.1) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.8 Site Specific Request: Site Specific Rules for Lot 20 DP 363875 - Ohakune			
None	On balance and while recognising the strategic location of the site and the positive effects that could be generated by the development of the site for high quality visitor accommodation, the resource consent process and its opportunities for participation through notification is the appropriate mechanism to ensure a full assessment of the effects of development on the site is achieved. This is decision is consistent with the Council's intention to protect residential amenity in respect of height and bulk of buildings.	Kiwicoast Developments Limited (8.1) Rejected Ruapehu District Council (1086.1) Accepted Turoa Village Residents Association (1089.1) Accepted Winstone Pulp International Limited (1093.1) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.9 Site Specific Request: Tourism Development			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.9 Site Specific Request: Tourism Development			
None	Significantly more information would be required to allow consideration of this proposal (in particular given the sensitive nature of the locale) to then include specific provision for it in the PPC. Furthermore as proposed the PPC would allow a resource consent to be made for the tourism development.	Arin Matamua and Jim Stevenson (40.1) Rejected	





TRANSPORT

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.1 Transport Policy – General			
<p>Amend TI3.1 as follows The NZ Transport Agency (NZTA) or OnTrack<u>New Zealand Railways Corporation (KiwiRail)</u> (or their successors) will be notified of any application for a resource consent which affects either the State Highway or national rail system. In this case, the applicant will be required to consider the requiring authorities rules.</p> <p>Amend TI3.3.2(e)(iv) Advice Note as follows: Where access is to be obtained over a railway line forming part of the national rail network the approval of OnTrack<u>New Zealand Railways Corporation (KiwiRail)</u> (or its successor) is required and it is recommended the applicant consult with that agency to establish viability and design requirements.</p>	<p>The recommended amendment simply ensures that the plan change refers to the correct organisation.</p>	<p>KiwiRail (292.6) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.2 Transport Policy – Introduction TI2.1			
<p>No change</p>	<p>The submission is in support of the proposed Introduction.</p>	<p>NZTA (208.9) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Transport Policy – TI2.2 General			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.3 Transport Policy – TI2.2 General			
No change	The submitters support the proposed policy stream.	Steve Bonnici, Janette Campbell & Barry Hare (106.29) Accepted in Part Robert & Nicolette Brodnax (107.29) Accepted in Part Terrence & Moyrene Patterson (108.29) Accepted in Part Tracey Haszard & Phil Sargent (125.29) Accepted in Part Allan Bonnici & Sandra McInnes (130.29) Accepted in Part NZTA (208.10) Accepted in Part Horizons (280.7) Accepted in Part Kiwirail (292.7) Accepted in Part	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.4 Transport Policy – TI2.2 Level Crossing Safety & Associated Requests			
<p>Add the following policies to TI2.2.3</p> <p>(g) <u>To ensure that any zoning change, subdivision or development application that will result in a significant intensification of the use of a rail crossing will not compromise the safe operation of the railway network for either the rail network operator or the local community.</u></p> <p>TI3.3.2 <u>Vehicle Accesses</u></p> <p>(a) Separation (i) The minimum separation distance as</p>	<p>The proposed policies are considered to provide appropriate protection in relation to level crossing safety.</p> <p>No changes have been recommended in relation to the Required Approach Sight Distances, given the impact this can have on the reasonable use of existing sites.</p> <p>The amendments to the Vehicle Access table will help to ensure that vehicle safety is maintained at level crossings in relation to new vehicle accesses.</p>	KiwiRail (292.8 & .10) Accepted in Part	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.4 Transport Policy – TI2.2 Level Crossing Safety & Associated Requests

set out in Table Three shall be provided at new accesses (e.g. driveways). The separation distance shall be measured from halfway across the vehicle access to the centreline of the relevant intersection.

Table Three: Minimum Vehicle Access Separation

Speed Limit (km/h)	Between Intersection and Access with Arterial/C Road Frontage (m)	Between Intersection and Access with Local* Road Frontage (m)	Between Accesses (m)	Between Railway Level Crossing and Access (m)
50	30	20	-	30
60	30	20	-	30
70	100	45	40	30
80	100	45	100	30
90	200	60	200	30
100	200	60	200	30

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
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4.5 Transport Policy – TI2.2 Reverse Sensitivity & Associated Requests

Add the following objective and policy to TI2.2

Objective:

Land use and transport throughout the district shall be integrated to ensure that reverse sensitivity

The proposed objective and policy will ensure that where resource consent is sought for development that will intensify activity close to the railway lines, the potential for reverse sensitivity effects will be taken into consideration.

KiwiRail (292.1 - .3, 292.7 and 292.8), 292.3 Accepted in Part, 292.1,2,5 Rejected Horticulture NZ (1073.4) Rejected Federated Farmers (1076.15) Rejected

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.5 Transport Policy – TI2.2 Reverse Sensitivity & Associated Requests			
<p><u>issues on the transport network, including rail, are considered when resource consent is sought.</u></p> <p>Policy: <u>(e) Intensification of land use (for example subdivision or comprehensive residential development) shall be managed to avoid adversely affecting the district's transport networks, including rail.</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Road Transport Rules – Chapter Heading			
<p>Amend the headings for the Policy, and Rules Chapters as follows:</p> <ul style="list-style-type: none"> • <u>Transport Infrastructure and Car Parking – Policy</u> • <u>Road Transport Infrastructure and Car Parking – Rules</u> <p>Amend TI2.1, para 4:</p> <p>Rules relating to private transportation are considered within each land use zone section of the Plan. Rules relating to access to and from the road network for which Council is responsible, car parking and loading and manoeuvring of vehicles can be found within the <u>Road Transport Infrastructure and Car Parking - Rules</u> section.</p>	<p>The recommended changes would help clarify the topics addressed in the relevant chapters.</p>	<p>Mike Wiggins (32.1) Accepted in Part KiwiRail (292.4) Accepted in Part</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.6 Road Transport Rules – Chapter Heading			
And all other references in the plan change text, which refer to either Chapter Heading.			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.7 Road Transport Rules – Rule Statement TI3.1			
No change	Access to the State Highway is appropriate to control.	NZTA (208.21) Accepted KiwiRail (292.9) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.8 Road Transport Rules – Permitted Activities TI3.2.1			
No change	The submitters support the proposed rule.	Ernslaw One Ltd (274.30) Accepted Further Submissions: NZ Forest Managers (1074.47 in relation to 274.30) Accepted	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.9 Road Transport Rules – General Conditions TI3.3			
None	It is appropriate to refer to engineering design detail within the PPC as such standards ensure that new development does not create adverse effects or a hazard to safety. No Engineering Code of Practice exists and in itself is a time consuming and costly task.	David Holland (9.21) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.10 Road Transport Rules – Vehicle Access Separation TI3.3.2			

4.10 Road Transport Rules – Vehicle Access Separation TI3.3.2

That TI3.3.2(a)(i) be amended as follows:

- (i) The minimum separation distance as set out in Table Three shall be provided at new accesses (e.g. driveways). The separation distance shall be measured from halfway across the vehicle access to the centreline of the relevant intersection. In the event the 85th percentile speed (km/h) has not been determined, the legal road speed limit plus 10% shall be substituted in place of the 85th percentile speed (km/h).

Table Three: Minimum Vehicle Access Separation

Speed Limit 85 th Percentile Speed (km/h)	Between Intersection and Access with Arterial/Collector* Road Frontage (m)	Between Intersection and Access with Local* Road Frontage (m)	Between Accesses (m)
≤60	30	20	-
70	30	20	-
80	100	45	40
90	100	45	100
100	200	60	200
110	200	60	200

*Advice Notes:

1. To establish whether a road is a local,

The amendment to TI3.3.2(a)(i) to allow for flexibility in vehicle access separation where the actual speed (due to local conditions) differs from the posted speed limit. The removal of the text “or any subsequent revisions” from TI3.3.2(d)(ii) above ensures that confusion is not caused as section 31 of schedule 1 outlines that amendments to material incorporated by reference in plan (such as NZS 4404) have legal effect as per a variation or change to the plan. 4.10
 The 85th percentile speed will be assessed by a suitably qualified and experienced traffic engineer who will provide a written report of the actual road speed, and the safety of the proposed access.

David Holland (9.22 and 9.23) Both Rejected
 Ashley Cole (137.32) Rejected
 New Zealand Fire Service Commission (207.7) Accepted
 Federated Farmers (284.59) Rejected
 NZTA (208.22b) Accepted in Part



WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.10 Road Transport Rules – Vehicle Access Separation TI3.3.2			
<p>collector or arterial road refer to the District Plan Maps</p> <p>2. The method for assessing the 85th percentile speed for very low use local roads seek to provide some “fit for purpose” flexibility, given the low risk level of such roads.</p> <p>That TI3.3.2(d)(ii) be amended as follows:</p> <p>(ii) Driveway design for sites within the Residential and Urban Settlement Zones:</p> <p>Any vehicle crossing provided for in an Urban Zone shall be formed in accordance with <u>NZS 4404:2004 “Land Development and Subdivision Engineering”</u> or any subsequent revisions.</p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.11 Road Transport Rules – Parking TI3.3.3			
<p>That TI3.3.3(a)(i) be amended as follows:</p> <p>Within the Commercial Zone, any activity with a gross floor area of less than 350m² is not required to provide any car parking spaces to serve the activity. For all activities in other zones and activities within the Commercial Zone occupying a gross floor area in excess of 350m², the number of car parking spaces as set out in Table Six below,</p>	<p>The amendments to TI3.3.3(a) above do not change the intent of the rules but provide clarification for plan users. It is noted that 350 sq metres exemption provides for a very generous level of commercial development, given there is no responsibility for the provision of parking. It will be important for Council to monitor public parking demand to assist in assessing whether such exemption is realistic in the longer term.</p> <p>It is accepted that members of the public expect that the</p>	<p>Mike Wiggins (32.2) Accepted in Part Tauranga Ski Club (95.13) Rejected Sue Slegers (140.23) Rejected Cheal Consultants (171.24) Accepted in Part Enterprising Taumarunui Inc (224.3) Accepted in Part</p> <p>Further Submissions Enterprising Taumarunui Inc (1015.1 and 1018.1</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.11 Road Transport Rules – Parking TI3.3.3			
<p><u>shall be provided for the entire gross or public floor area car parking shall be provided as set out in Table Six below, based on the total gross floor area of the activity including the first 350m² GFA-Gross Floor Area (GFA).</u></p> <p>That the following amendments be made to notes listed in TI3.3.3(a)(i) under Table Six:</p> <p>GFA: Gross Floor Area as devoted to the activity <u>(see the definition of Gross Floor Area included within the Definitions chapter of the District Plan).</u></p> <p>Per staff: Full time equivalent based on a 40 hour week</p> <p>PFA: Public Floor Area, the floor area designed to accommodate customers, excluding toilets and washrooms, rooftop parking areas, <u>stairwells machinery rooms and liftshafts. Areas in which the public are not permitted such as offices, kitchens, machinery rooms and storage areas are not included in public floor area.</u></p> <p>That TI3.3.3(a)(iii) be amended as follows:</p> <p>Where an activity is secondary and accessory to the principal activity car parking shall only be required for the principal activity and for staff of the secondary and accessory activity. In this context the test for secondary and accessory shall be that</p>	<p>District Plan will be easy to read and understand. However, as a legal document dependent upon significant professional expertise, at times a lay reader may find it challenging to interpret all provisions in the Plan.</p> <p>It is anticipated that anyone wishing to undertake development would consult Council staff at an early stage, and for significant development will retain their own experts.</p>	<p>in relation to 32.2) Both Accepted in Part Terrence & Moyrene Patterson (1077.17 in relation to 95.13) Accepted Steve Bonnici, Janette Campbell & Barry Hare (1078.17 in relation to 95.13) Accepted Allan Bonnici & Sandra McInnes (1079.17 in relation to 95.13) Accepted Robert & Nicole Brodnax (1080.17 in relation to 95.13) Accepted Tracey Haszard & Phil Sargent (1081.17 in relation to 95.13) Accepted</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.11 Road Transport Rules – Parking TI3.3.3			
<p>the activity is designed and managed solely for the patrons of the principal activity. <u>For the purposes of applying condition TI3.3.3(a)(i) the GFA of the principal and accessory activities shall be summed.</u></p> <p>That the definition of Public Floor Area in the Definitions chapter be amended as follows:</p> <p>Public Floor Area: Means the floor area designed to accommodate customers, excluding toilets and washrooms, rooftop parking areas, stairwells machinery rooms and liftshafts. <u>Areas in which the public are not permitted such as offices, kitchens, machinery rooms and storage areas are not included in public floor area.</u></p>			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.12 Road Transport Rules – Loading TI3.3.4			
None	Separate definitions are provided for “Rural Activity”, “Industrial Activity” and “Commercial Activity”. Therefore a rural activity is not captured by rule TI3.3.4.	Ashley Cole (137.33) Accepted in Part Federated Farmers (284.60) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.13 Appendix 2 – Transport Diagrams			
Amendments to diagram TI2 (see Marked Up Plan Change Text).	The proposed plan change at appendix 2 includes road transport diagrams that provide clarity for plan users. Issues around railway level crossing sightline restrictions	NZTA (208.32) Accepted KiwiRail (292.9b and 292.11) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.13 Appendix 2 – Transport Diagrams			
	remain unresolved and so are not included.		

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.14 Definition – Heavy Motor Vehicle			
None	The definition of a Heavy Motor Vehicle is based on the definition given on the Heavy Motor Vehicle Regulations 1974.	Ashley Cole (137.6) Rejected	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.15 Definition – Road			
<p>That the definition of a “Road” be amended as follows:</p> <p>Road is defined to include:</p> <ul style="list-style-type: none"> Road as defined in the Local Government Act 1974 and the Government Roding Powers Act 1989 All land comprising formed and existing roads under the control of the Approved Organisation <u>a Road Controlling Authority</u>. For the purposes of clarification “<u>tracking</u>” <u>accessways, driveways, raceways and tracks</u> on private land to service a legally established activity is not <u>are excluded from the definition of a road</u>. <i>Arterial roads</i> Are defined as roads with a dominant through traffic 	Road Controlling Authority is a clearer term than Approved Organisation when referring to the administration of roads and is used by NZTA. It is appropriate that accessways, driveways, raceways and tracks on private land be excluded from the definition of a road.	<p>Horticulture New Zealand (281.6) Accepted in Part</p> <p>Hancock Forest Management (287.3) Accepted</p> <p>Federated Farmers (1076.18 in relation to 281.6) Accepted in Part</p> <p>Ernslaw One Ltd (1044.168 in relation to 287.3) Accepted</p> <p>NZ Forest Managers (1074.54 in relation to 287.3) Accepted</p> <p>Winstone Pulp International (1106.124 in relation to 287.3) Accepted</p>	





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.15 Definition – Road			
<p>function either serving to link territorial authorities or major areas of activity within a territorial authority.</p> <ul style="list-style-type: none"> • <i>Collector roads</i> Are defined as locally preferred routes forming a link between the arterial roads and residential, commercial, industrial and recreational areas. Collector roads have a main through traffic carrying function but often also serve adjacent properties. • <i>Local roads</i> Are defined as roads with the main function of providing access to adjacent properties. 			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.16 Definition – Gross Floor Area			
<p>That the definition of a “Gross Floor Area” be amended as follows:</p> <p><u>Means</u> the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings, including mezzanine floors and internal balconies, but excluding space occupied by internal walls, stairwells, external balconies and terraces (whether covered or uncovered), rooftop parking areas, machinery rooms and liftshafts. For the purposes of assessment specified by Rule T13.3.3 RT3.2.3 it shall also exclude other internal carparking and</p>	<p>The changes to the definition of GFA do not change its intent but clarifies the definition for plan users.</p>	<p>King Country Energy (246.5) Accepted</p>	

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
4.16 Definition – Gross Floor Area			
vehicle manoeuvring, loading and unloading spaces.			

WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
5.0 Administrative Changes			
<p>5.1 The introduction at the beginning of the Road Chapter Rules needs to include the standard explanatory text, which explains to plan users that the following activities are permitted if they comply with the relevant conditions. As follows:</p> <p>T13.2 <u>Rules</u></p> <p><u>The following activities are Permitted Activities provided they comply with the General Conditions outlined in section T13.3 below.</u></p> <p>T13.2.1 <u>Permitted Activities</u></p> <p>(a) Infrastructure associated ...</p> <p>(e) Maintenance and improvements to the infrastructure of roads, excluding the formation of roads which had no existing formation <u>were unformed</u> on the date this Plan was notified, and the formation of new roads</p> <p>T13.2.3 – Discretionary Activities</p>			





WHAT - Recommendations	WHY - Reasons	WHO - Submitters	WHERE- pg #
5.0 Administrative Changes			
(a) The formation of roads which have no existing formation on the date a <i>Decision on Submissions</i> was made on this Plan, <u>including new roads, which were unformed on the date this Plan was notified, and the formation of new roads</u>			