

# SPECIAL ACTIVITIES

Throughout the District considerable investment of resources has been made in the establishment and operation of certain land uses. These land uses contribute significantly to the social, cultural and economic wellbeing of individuals within the community and the district community as a whole.

The activities included as Special Activities in this Plan have been in existence within the District for some time. Many were recognised as special land uses in the transitional Ruapehu District Plan. The activities are provided with special recognition to permit their maintenance and management in a way that avoids, remedies or mitigates adverse effects on the environment.

The intent of this zone is to reinforce existing use rights. This zone in no way limits or impacts on existing use rights provided for in the Act.

## **SA 1.0 ISSUES**

- (a) Inefficient use and development of special activities caused by fragmented management under the Act.**
- (b) Degradation of the quality of the environment caused by the environmental effects of the use and development of the special activities.**

## **SA 1.1 OUTCOMES**

- (a) Efficient use and development of special activities as a physical resource.**
- (b) Maintenance of the quality of the environment.**

## **SA 1.2 OBJECTIVE**

- (a) Sustainable management of special activities in a way that enables people and the community to provide for their social and economic wellbeing while maintaining the quality of the environment.**

## **SA 1.3 POLICIES**

- (a) To provide for identified special activities within the Ruapehu District.**
- (b) To restrict the extent of the recognition of these special activities as permitted activities to the same or similar character, intensity and scale of environmental effects generated by the activities at the time this Plan was notified.**
- (c) To promote to operators of the special activities their individual responsibilities under the Act.**
- (d) To ensure that amenity values and the quality of the surrounding environment are maintained and enhanced, by amongst other things, protecting the natural and physical characteristics of the environment.**

### **Explanation of Policies**

The policies will provide for the continuance of existing identified special activities provided the effects generated are the same or similar character, intensity and scale. However, this does not

absolve the operator of any identified Special Activity from its responsibilities under the Act. Any additional effects generated by redevelopment or a change in management of the individual operations will be subject to the full requirements of the Act, and in particular the resource consent process.

**SA 2.0 METHOD**

- (1) To provide information to special activity operators on their responsibility under Part III of the Act, and in particular Sections 16 and 17

**SA 3.0 RULES**

**SA 3.1 Permitted Activities**

**Notwithstanding any other rule in this Plan the following are permitted activities:**

- (a) Any land use or activity identified in SA 3.8 as it existed on the date this Plan was notified.

**SA 3.2 Controlled Activities**

- (a) Any land use or activity identified in SA 3.8 which is not a permitted activity in accordance with Rule SA 3.1 or a discretionary activity in accordance with SA 3.3.

**SA 3.3 Discretionary Activities**

- (a) Any permitted activity specified in Rule SA 3.1 which cannot meet all the relevant conditions for permitted activities.  
(b) Any controlled activity specified in Rule SA 3.2 which cannot meet all of the relevant standards and terms for controlled activities.

**SA 3.4 CONDITIONS FOR PERMITTED ACTIVITIES**

**For Special Activities, compliance with the following conditions is required for the activity to be a permitted activity:**

- (1) Site  
The activity shall be located on the site identified in SA 3.8

**SA 3.5 Standards and Terms for Controlled Activities**

**For Special Activities, compliance with the following standards and terms is required for the activity to be a controlled activity:**

- (1) Site  
The activity shall be located on the site identified in SA3.8.
- (2) Indigenous Vegetation and Habitats and Indigenous Fauna  
The activity shall not require a resource consent in terms of Rule IV 3.3 or Rule IV 3.4.
- (3) Transportation

The activity shall comply with all rules TR 3.1.4, TR 3.4.1, TR 3.4.2, TR 3.4.3 and TR 3.5.1.

(4) Hazardous Substances

The activity shall not require a resource consent in terms of Rule HS 6.2. or Rule HS6.3.

(5) Daylight Angle

The maximum height of any building or part of a building shall comply with the following requirements in relation to the zoning of the land as shown on the planning maps:

<b>Zone</b>	<b>Height</b>
Residential High	8.0 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less
Residential Medium	7.5 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less
Residential Low	7.5 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less
Commercial	2.0 metres plus the horizontal distance from the nearest Residential or Protected Areas Zone
Industrial	2.0 metres plus the horizontal distance from the nearest Residential or Protected Areas Zone
Rural	15 metres or 2.0 metres plus the horizontal distance from the nearest Residential or Protected Areas Zone
Protected Areas	None
Urban Settlement	7.5 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less

(6) Noise

All activities must at the boundary of the site of a Special Activity comply with the following noise requirements in relation to the zoning of the land as shown on the planning maps:

<b>Zone</b>	<b>Rules to be Complied With</b>
Residential High	RH 4.5 (5)(a)and(b)
Residential Medium	RM 3.5 (7)(a)and(b)
Residential Low	RL 3.5 (5)(a)and(b)
Commercial	CM 6.5 (3)(a)and(b)
Industrial	IN 5.5 (5)
Rural	RU 4.5 (6)(a)and(c)
Protected Areas	None
Urban Settlement	US3.5 (6)(a)and(b)

**SA 3.6 Assessment of Controlled Activities**

The Council has reserved control over the following matters when assessing an application for a Controlled Activity for a special activity:

- (a) Financial Contributions
- (b) Amenity Values
- (c) Effects on Infrastructure
- (d) Visual Appearance
- (e) Effects on the neighbourhood
- (f) Effects on quality of the Environment
- (g) Sustainable Management of Natural and Physical Resources

**SA 3.7 Public Notification of Applications for Controlled Activities**

The written approval of affected persons is not required and therefore, applications need not be notified, subject to the Council's discretion under Section 94(5) of the Resource Management Act 1991.

**SA 3.8 List**

**HOSPITAL AND HEALTH CARE**

- (a) Section 37 Block II Piopotea West Survey District (Taumarunui Hospital).
- (b) Section 53 Raetihi Township Extension No. 1. (Raetihi Hospital).

**MARAE AND CULTURAL ACTIVITIES**

- (c) Pt Rangitoto Tuhua 55B1B Block LX Tuhua SD - Marae Reserve for Use and Benefit of people of NZ - Gaz 84/214 (Manu Ariki Marae)

**MEAT PROCESSING AND FREEZING WORKS**

- (d) Lot 1 DP 5345 Section 44 Block II Hunua Survey District (Taumarunui Freezing Works).
- (e) Lot 13 DP 67920 Block V Hunua Survey District (Paramount Export Limited).

**TIMBER PROCESSING**

- (f) Lot 1 LT 70430 Block XII Kariori Survey District (Tangiwai Mill).
- (g) Sections 76 & 82 Block V Kariori Survey District (Ohakune Timber Mill).

**PULP AND PAPER PROCESSING**

- (h) Section 3, Block XI Kariori Survey District (Winstone Pulp International Limited).

**OUTDOOR PURSUITS**

- (i) Taurewa of Tawhitikuri OPC Sites (6080/3080/4A) (Sir Edmond Hilary Outdoor Pursuits Centre).

**ELECTRICITY GENERATION**

**Power Station**

- (j) Lots 11, 12 and 13 DP 67920 Section 7 SO 26608, Sec 41 Block II Hunua SD Ohura South D No.5D Section 5A (Piriaka Power Station).

### **Raetihi Hydro Station**

- (k) Makotuku Stream intake and water race - Lot 2 DP 10354 part Section 9 (CT 435/258) Block II Makotuku SD.

Water race from Makotuku Valley Road - Pt Section 3 Block III (CT 435/258) Makotuku SD Lot 1 DP 10354.

Makara Stream intake and water race - Lots 1 and 2 DP 8697, (CT 435/258) parts Sections 3 and 8, Block III, Makotuku SD.

Makaraiti Stream intake and pond - Lot 1 part Section 8 (CT 434/295) Block III Makotuku SD.

Water race from Middle Road - Lot 3 DP 8697, part Section 9 (CT 450/19) Block II Makotuku SD.

Forebay dam and lake, off Middle Road, Raetihi - Part Section 9 (CT 381/30 and CT 539/136), Block II, Makotuku SD.

Water race, pipeline and power station, Middle Road - part Section 9 (CT 450/19) Block II Makotuku SD. (Powerco)

### **Tongariro Power Development**

- (l) All land use components of the Tongariro Power Development existing on the day this Plan was notified.

### **Electricity Distribution Depots**

- (m) Pt Lot 20 DP 4512 Ohura South NZE363 Lots 5 - 9 and part Lots 11B5 and 11B6 (King Country Energy).

- (n) Lot 1 DP 45196 Borough of Ohakune (King Country Energy).

### **Substations**

- (o) Pt Sec 12 Blk III Ohura Survey District (Electrical substation).
- (p) Lot 1 DP 8603 being Pt Sec 18(4) Blk XI Tangitu SD (Electrical substation).
- (q) Lot 10 DP 4980 being Pt Ohura South G No 1 and G No 3 Blocks (Electrical substation/depot).
- (r) Lot 1 DP 28016, Pt Sec 19 Blk # Hunua SD (Electrical substation).
- (s) Sec 20 SO 37054 (Electrical substation).
- (t) Secs 7 & 8 Blk XIV Tongariro SD (Electrical substation).
- (u) Pt Papakai No 1 Blk XIV SO 26296 Tongariro SD (Electrical substation).

### **DEPOTS**

#### **Construction Depots**

- (v) Lot 1 DP 15854 (Ruapehu Construction Limited).

## EDUCATION

### School

- (w) Lots 1 and 2 DP 33927, Lots 1 PT Lot 2 DP 15557, Sec 2 Blk VI Sec 2 Blk VII Rangaroa Village (St Patrick's School).

### **Principal Reasons for Adoption of Objectives, Policies and Methods**

The principal reasons for the adoption of the objectives, policies and methods are to provide for existing development which has positive social and economic benefits to the District and is difficult to accommodate through the zoning system utilised in this Plan. These activities have typically been established for a number of years and are an accepted part of the community. Despite the special use status the activities must fulfil the requirements set out in Sections 16 and 17 of the Act.

Not to specifically provide for Special Activities would result in the zoning provisions applying. The nature of the activities identified as Special Activities are such that they are not easily accommodated within a zoning framework. Within the District Special Activities are recognised as a physical resource that the Council wishes to be efficiently used and developed. Therefore the planning framework needs to provide for their continuance and upgrading into the future. As such the Special Activities provisions represent good planning practise that will provide for the efficient use and development of Special Activities while ensuring the purpose of the Act is met.

The provisions provide for Special Activities to be permitted where it is certain that any adverse effects can be avoided, remedied or mitigated through compliance with permitted activity conditions. This in essence recognises the Special Activities as they existed on the date this Plan was publicly notified. In a majority of circumstances redevelopment of the site will require a resource consent be obtained for controlled activity. This provides the community with certainty that the adverse effects of the redevelopment will be avoided, remedied or mitigated while also providing security to the managers of the Special Activities that consent will be granted. As such, given the history of the Special Activities controlled status is considered to be efficient and effective.

The standards and terms for controlled activities represent key indicators of environmental sustainability for Special Activities. As such, despite their interrelationship with other parts of the Plan, it is appropriate the opportunity be provided for the entire special activity to be considered within a framework where consent may be refused if the relevant matters within the standards and terms for controlled activities are not met.

### **SA 4.0 CROSS REFERENCES**

As a guide only, any person referring to the above should also refer to the parts of the District Plan addressing the following issues:

- Information Requirements
- Rural Zone
- Residential High Zone
- Residential Medium Zone
- Residential Low Zone
- Commercial Zone
- Industrial Zone
- Urban Settlement Zone
- Protected Areas Zone
- Subdivision

- Signs
- Financial Contributions
- Hazardous Substances
- Indigenous Vegetation and Habitats of Indigenous Fauna
- Riparian Management and Public Access
- Outstanding Natural Features and Landscapes
- Relocatable Buildings

