



Draft Ruapehu District Plan



Highlights

The Ruapehu District Plan sets out the framework for how we use our natural resources, such as how people can build on, use and develop land in the District. The Plan is an integral part of how Council and the community manages the environment and the effects of our activities on it, both now and into the future.

Some Key Issues

A Draft District Plan has been prepared considering all of the resource management issues, objectives, policies and rules affecting the District and the following highlights some significant draft changes:

Reverse Sensitivity

Rules requiring resource consent for new dwellings/tourist accommodation activities and subdivisions adjacent to:

- Factory Farming or Animal Boarding Activities
- The Tangiwai Wood Mill and the Karioi Pulp and Paper Plant.
- High Voltage Transmission Lines (i.e Transpower grid)
- National Parks, Forest Parks, Conservation Areas

Rural Subdivision

As a discretionary activity, subdivision of up to 5 new lots with a minimum net site area of 5000m² and minimum average net site area of 4 hectares

Residential Subdivision

- One Residential Zone – 450m² minimum net site area
- Comprehensive Residential Development provision – sites over 2000m² in area

Commercial Parking

- Activities with a gross floor area of less than 350m², occurring in the Commercial Zone are not required to provide any on site parking spaces
- Restaurant/cafe parking requirement now based on public floor area

Heritage Items

- Comprehensive list of heritage buildings and sites compiled
- Buildings and sites grouped "A", "B" and "C" according to their respective heritage values
- Rules require consent to be obtained where alterations (not maintenance and repair) are proposed for group "A" or "B" items
- Consultation with Historic Places Trust will be required

Heritage Trees

- List of scheduled trees compiled (only for Council administered, urban land)
- Rules require consent to be obtained for alteration/removal of trees or works within the dripline

Natural Hazards

- Ohura Flood Hazard Overlay identified, any habitable building (including extensions) within Overlay a Discretionary Activity.
- In the Whangaehu River and other catchment affected by lahar hazards, habitable buildings (including extensions) within 100 metres of such rivers will require consent.

Why this Review?

The Resource Management Act 1991 requires that district plans be reviewed within 10 years of first becoming operative. In 2006 Ruapehu District Council initiated a review of the District Plan prior to the end of its 10-year operative period, as many issues that require consideration have been identified, including such as the growth in district property development.

Your feedback

To assist Ruapehu District Council in the final drafting of the District Plan before its formal notification, we would appreciate your feedback on this draft version.

Please send all comments to Council before 11 September 2009.

If you have any questions about the Draft please contact Louise Cowan at Council.

Post: Draft District Plan Feedback
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Email: consultation@ruapehudc.govt.nz
Phone: 06 385 8364 or 07 895 8188

Copies of the Draft Ruapehu District Plan can be obtained from the Council website at www.ruapehudc.govt.nz or on CD from Council offices.