



SPECIAL ACTIVITIES - RULES

SA3.1 Rule Statement

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

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

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

SA3.2 Rules

SA3.2.1 Permitted Activities

The following activities are Permitted Activities:

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

Advice Note:

If the noise levels of the Special Activity as it existed on 15 December 2011 currently exceed the noise limits set out in the relevant zone, then the existing noise level is to be the maximum noise level permitted until such time as the activity seeks to undertake any expansion, redevelopment or addition. At this time the criteria within Rule SA3.3 shall apply and the maximum noise level permitted will be as specified within Rule SA3.3.5.

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

*For the purpose of this Rule

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



- (1) Repair and replacement of worn or technically deficient structures, plant or equipment;
- (2) The erection of any aerial, antennae or communication dish, not exceeding 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
- (3) Any associated earthworks and vegetation removal where these activities comply with the permitted activity criteria of the underlying zone, and/or the Indigenous Vegetation and Habitats of Indigenous Fauna Rules.

SA3.2.2 Controlled Activities

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

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

- (a) Any expansion, redevelopment or addition to the activities listed in the Schedule of Special Activities in section SA3.5 that complies with the General Conditions specified in section SA3.3 below.
Council has reserved control over the following matters:
 - (i) Financial Contributions.
 - (ii) Amenity Values.
 - (iii) The adequacy of the proposed infrastructure, and the impact this infrastructure will have on the surrounding environment.
 - (iv) Visual Appearance, including landscaping and screening.
 - (v) Effects on the neighbourhood.
 - (vi) Effects on quality of the environment.
 - (vii) Sustainable Management of Natural and Physical Resources.
- (b) Any controlled land use or subdivision activity for the zoning of the site or sites containing the activity.

SA3.2.3 Discretionary Activities

The following activities are Discretionary Activities.

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

- (a) Any expansion, redevelopment or addition to the activities listed in the Schedule of Special Activities in section SA3.5, provided for as a Controlled Activity by Rule SA3.2.2(a) but fails to meet one or more of the General Conditions outlined in section SA3.3.
Relevant Objectives and Policies – SA2.2.
- (b) Any discretionary land use or subdivision activity for the zoning of the site or sites containing the activity.
Relevant Objectives and Policies – See corresponding rule of relevant zone.

SA3.3 General Conditions

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



SA3.3.1 Site

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

SA3.3.2 Transportation

- (a) All activities shall demonstrate compliance with the relevant provisions of the “Transport Infrastructure and Car Parking - Rules” section of the District Plan.
Relevant Assessment Criteria: Refer “Transport Infrastructure and Car Parking - Rules” section

SA3.3.3 Hazardous Substances

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

SA3.3.4 Maximum Height and Daylight Angle

- (a) The maximum height of any building or part of a building shall comply with the height conditions for the Zone (see relevant zone rules).
Relevant Assessment Criteria: Refer to assessment criteria of the relevant Zone, e.g. the Residential Height Assessment Criteria.

SA3.3.5 Noise

- (a) At the boundary of the site of a Special Activity, all activities must comply with the noise requirements in relating to the zoning of the land as shown on the planning maps and corresponding rule identified in Table 2 below:
Except:
 - (i) SA3.5.6(a)(i) Piriaka Hydroelectric Power Scheme where the $L_{Aeq (15 \text{ min})}$ noise level and maximum noise level (L_{max}), when measured within the notional boundary of any dwelling, or any building used for Visitor Accommodation activity, existing at 1 August 2012 shall not exceed the following limits:
 - (1) Noise generated from the Piriaka Hydroelectric Power Scheme (including the power stations, weirs, intake, settling pond intake screens and tail race):
 - (A) Monday to Saturday 7.00am to 10.00pm inclusive 55dB LAeq (15 min)
 - (B) All other times and on public holidays 45dB LAeq (15 min)
 - (C) 10.00pm to 7.00am 75dB LAmx
 - (2) Noise generated from the main intake screens:
 - (A) At all times 55dB LAeq (15 min)
 - (B) 10.00pm to 7.00am 75dB LAmx
 - (3) Measurement and assessment of noise levels shall be in accordance with New Zealand Standards NZS 6801:2008 Acoustics – Measurement of Environmental Sound and NZS 6802:2008 Acoustics – Environmental Noise.

Advice Note:

Copies of the Noise Standards are available for viewing at Council Service Centres.



Table 2: Noise Conditions to be complied with:

Zone	Condition to be Complied With
Residential	RE3.3.7
Commercial	CM3.3.3
Industrial	IN3.3.5
Rural	RU3.3.6
Protected Areas	PA3.4.2.1
Urban Settlement	US3.3.7

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

Advice Note:

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

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

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

SA3.4 Assessment Criteria

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

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

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

SA3.5 Schedule of Special Activities

SA3.5.1 Hospital and Health Care Activity

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



SA3.5.2 Marae and Cultural Activities

- (a) Mana 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.

SA3.5.3 Timber Processing

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

SA3.5.4 Pulp and Paper Processing

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

SA3.5.5 Outdoor Pursuits

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

SA3.5.6 Electricity Generation

- (a) Piriaka Hydroelectric Power Scheme
 - (i) All land use components associated with the Piriaka Hydroelectric Power Scheme including the existing power stations, 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.
- (b) Raetihi Hydro Station
 - (i) Makotuku Stream intake and water race - Lot 2 DP 10354 part Section 9 (CT 435/258) Block II Makotuku SD.
 - (ii) Water race from Makotuku Valley Road - Pt Section 3 Block III (CT 435/258) Makotuku SD Lot 1 DP 10354.
 - (iii) Makara Stream intake and water race - Lots 1 and 2 DP 8697, (CT 435/258) parts Sections 3 and 8, Block III, Makotuku SD.
 - (iv) Makaraiti Stream intake and pond - Lot 1 part Section 8 (CT 434/295) Block III Makotuku SD.
 - (v) Water race from Middle Road - Lot 3 DP 8697, part Section 9 (CT 450/19) Block II Makotuku SD.
 - (vi) Forebay dam and lake, off Middle Road, Raetihi - Part Section 9 (CT 381/30 and CT 539/136), Block II, Makotuku SD.
 - (vii) Water race, pipeline and power station, Middle Road - part Section 9 (CT 450/19) Block II Makotuku SD.
- (c) Tongariro Power Scheme
 - (i) All land use components of the Tongariro Power Scheme existing on the date that this Plan is made Operative.
- (d) Electricity Distribution Depots
 - (i) Pt Lot 20 DP 4512 Ohura South NZE363 Lots 5 - 9 and part Lots 11B5 and 11B6 (The Lines Company).
 - (ii) Lot 5 DP 82752, Borough of Ohakune (The Lines Company) located at 10 Old Station Road, Ohakune.



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

SA3.5.7 Depots

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

SA3.5.8 Education

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