

PROPOSED PLAN CHANGE 2016 TO THE RANGITIKEI DISTRICT PLAN

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Rangitikei District Plan Change
2016 requested by **Rangitikei District
Council**

FINAL DECISION AND REPORT

18 August 2016

INDEPENDENT HEARING COMMISSIONER: Phillip Percy

Table of Contents

1	Introduction	4
2	Appearances	5
3	Statutory and Planning Framework	6
3.1	Statutory context	6
3.2	Planning context	8
4	Procedural Matters	8
4.1	Delegation.....	8
4.2	Power to make changes to the Plan Change.....	8
4.3	Submissions that are out of scope	9
4.4	Submissions withdrawn	10
5	Approach of Decision Report	10
6	Assessment of Matters Raised in Submissions	12
6.1	Advertising Signs	12
6.2	Historic Heritage	18
6.3	Natural Hazards	30
6.4	Building Setbacks – Residential Zone.....	51
6.5	Villages - Rezoning for Commercial and Residential Activities	54
6.6	Commercial Zone – Activity Setbacks	57
6.7	Commercial Zone – Residential Activities	59
6.8	Rural Zone – Setbacks for Buildings and Structures.....	62
6.9	Rural Zone – Setbacks for Network Utilities	65
6.10	Rural Zone – Setbacks for Effluent Management Facilities.....	67
7	Other Matters	71
7.1	Removal of Buildings.....	71
7.2	Building Heights	72
7.3	Earthworks.....	73
7.4	Matters of Discretion – Marae and Community Facilities	74

7.5	Building Setbacks – Education Zone	74
7.6	Commercial Zone – Pedestrian Verandas	75
7.7	Industrial Zone – Relocated Buildings.....	76
7.8	Transportation – tracking curves and green strip.....	77
7.9	Definitions – Buildings	78
7.10	Grammatical Errors and Cross References.....	82
8	Section 32AA Overall Summary	84
9	Consideration of Part 2 of the Act.....	84
10	Conclusions and Decision.....	86
11	Appendix 1 – Decisions on individual submission points.....	87
12	Appendix 2 – Marked up version of the District Plan	107

1 Introduction

1. Rangitikei District Council publicly notified Rangitikei District Plan Change 2016 (“the Plan Change”) on 4 March 2016. The Plan Change was prepared by the Council in response to monitoring and observations of Plan implementation since the Rangitikei District Plan became operative in October 2013. A number of issues with the Plan were identified that the Council considered needed to be resolved to ensure that the Plan remained an efficient and effective tool to assist the Council in fulfilling its duties and obligations under the Resource Management Act 1991.
2. The main matters that the Plan Change covers are:
 - a. General Rules and Standards, including management of signs
 - b. Natural Hazards including flooding, Taihape West Slip Zone, liquefaction, ground shaking, active faults and landslide
 - c. Historic Heritage in the Marton town centre
 - d. Setbacks and other activities in the Residential Zone
 - e. Management of non-commercial activities in the Commercial Zone
 - f. Relocated buildings in the Industrial Zone
 - g. Setbacks in the Rural and Rural Living Zone
 - h. Transportation
 - i. Definitions
3. Twenty-three original submissions and 4 further submissions were received on the Plan Change. Of those submissions, a number were subsequently withdrawn. Withdrawn submissions are identified in section 4.4 of this report. A list of submitters and associated further submitters is included in Appendix 1.
4. Prior to the hearing, which was held in Marton on 28 June 2016, the Council initiated a number of pre-hearing meetings and discussions with submitters to attempt to refine and,

where possible, reach an agreed position on matters in contention. Those pre-hearing meetings resulted in a significant number of matters being resolved between the parties and assisted significantly in streamlining the hearing. Subsequent to the hearing on 28 June, Council officers and submitters with a particular interest in the historic heritage components of the Plan Change worked together to further refine a set of provisions that were, for the most part, agreed between the parties.

5. This decision report sets out my decision as an Independent Commissioner appointed by the Council to hear and make decisions on submissions. The report provides the reasons for the decisions and includes, where relevant, a further assessment of the appropriateness of any changes made to the provisions since the Plan Change was notified in accordance with s32AA of the Resource Management Act 1991. The changes arising the decision are provided in a marked-up version of the District Plan (Appendix 2).

2 Appearances

6. The following people appeared at the hearing on 28 June 2016:

Person appearing at the hearing	Party represented
Katrina Gray	Rangitikei District Council
Greg Carlyon	Rangitikei District Council
Alistair Beveridge	Rangitikei District Council
Lisa Thomas	Horizons Regional Council
Mr and Mrs Roberts	MJL and MS Roberts
Mike Maher	Mike Maher
Paul Hoyle	Paul Hoyle and JP Baker
Finbar Kiddle	Heritage New Zealand
Alison Dangerfield	Heritage New Zealand
Cole O'Keefe	New Zealand Transport Agency
Lisa Poynton	New Zealand Institute of Architects Western Branch
Robert Snijders	Robert Snijders
Tim Matthews	Federated Farmers of New Zealand

3 Statutory and Planning Framework

7. The requirements for what must be addressed in a district plan, the process for determining the appropriateness of plan provisions, and the process for determining a plan change application are set out in the Resource Management Act 1991. The following is a summary of the statutory framework for the District Plan, which must be applied in the context of this Plan Change.

3.1 Statutory context

8. The following summary has been adapted from Long Bay-Okura Great Park Society Inc v Auckland RC¹.

A. General requirements

1. *A district plan should be designed to accord with and assist the territorial authority to carry out its function (s31) so as to achieve the purpose of the Act (s72 and s74(1));*
2. *A district plan must give effect to any National Policy Statement (“NPS”) and operative Regional Policy Statement (“RPS”) (s75(3));*
3. *In relation to a regional plan, a district plan must not be inconsistent with an operative regional plan for any matter specified in s30(1).*
4. *When preparing a district plan, regard must be had to:*
 - *any proposed Regional Policy Statement;*
 - *management plans and strategies prepared under other Acts (s74(2)).*
5. *When preparing a district plan, any relevant planning document recognised by any iwi authority and lodged with the territorial authority to the extent that its content has bearing on resource management issues of the district must be taken into account (s74(2A)), and regard cannot be had to trade competition or the effects of trade competition (s74(3)).*

¹ Decision A078/2008, Jackson EJ

6. *A district plan must state its objectives for the district, the policies to implement the objectives and the rules (if any) to implement the policies, and may state other matters such as issues, other methods, principal reasons for adopting the policies and methods, and the environmental results expected from them (s75(1) and (2)).*

B. The s32 tests for Objectives, Policies and Methods

7. *Each proposed objective of a district plan must be evaluated by the extent to which it is the most appropriate way to achieve the purpose of the Act;*
8. *The policies are to implement the objectives, and the rules (if any) are to implement the policies*
9. *The provisions (policies and methods, including rules) are to be examined by identifying other reasonably practical options for achieving the objectives, and assessing the efficiency and effectiveness as to whether the proposed provisions are the most appropriate for achieving the objectives of the district plan and must:*
 - (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for –*
 - (i) economic growth that are anticipated to be provided or reduced; and*
 - (ii) employment that is anticipated to be provided or reduced; and*
 - (b) if practicable, quantify the benefits and costs; and*
 - (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

C. Further assessment

10. *A further assessment is required of changes that are made to the provisions after the initial s32 evaluation was completed (s32AA)*

D. Rules

11. *In making a rule I must have regard to the actual or potential effects of activities on the environment (s76(3)).*

E. Other statutes

12. *Territorial authorities may be required to comply with other statutes.*

9. Key provisions of the Act that relate to the decision on this Plan Change are set out in full in Ms Gray's s42A Report² and Mr Carlyon's s42A Report³.

3.2 Planning context

10. In fulfilling the statutory obligations set out above, a number of planning documents need to be had regard to, or given effect to, in the decision on the Plan Change. The full set of policy and planning documents that inform the Plan Change are set out in Ms Gray's and Mr Carlyon's⁴ s42A Reports and I adopt those summaries for the purpose of recording my decision. I have also identified relevant provisions of the One Plan that must be given effect to when addressing key changes in the topic sections of this decision.

4 Procedural Matters

4.1 Delegation

11. The Council appointed me as an Independent Commissioner to hear Proposed Rangitikei District Plan Change 2016 on 19 May 2016:

The Council appoints you as Commissioner pursuant to s.34(A)(1) of the Resource Management Act (the Act) to hear and give a decision on the proposed Rangitikei District Plan Change 2016.

4.2 Power to make changes to the Plan Change

12. My understanding of the Act and relevant caselaw is that the scope of my powers to make amendments to the Plan Change as notified is set by the scope of submissions that were made on the Plan Change. Where proposed provisions were not submitted on, the only ability I have to make amendments is:

² Section 3 of Ms Gray's s42A Report

³ Section 6.0 of Mr Carlyon's s42A Report

⁴ Section 6 of Mr Carlyon's s42A Report

- a. Where the amendments are consequential alterations arising from submissions or other matters arising from submissions provided for in Clause 10(2)(b) of Schedule 1; or
 - b. to 'alter any information, where such an alteration is of minor effect, or may correct any minor errors' as provided for by s16(2).
13. Where there are provisions in the Plan Change that have progressed through the scrutiny of pre-notification and notification stages of the Plan Change, including the evaluations and considerations required by s32 and Clause 5(1) of Schedule 1, but which do not, in my view, meet the statutory requirements relevant to a district plan, I am not able to make substantive changes to those provisions or decline those specific aspects of the Plan Change where such an outcome is not within the scope of submissions. Should the Council consider that such matters must be rectified, it has the opportunity to either withdraw those parts of the Plan Change, notify a variation prior to notifying the decision on the Plan Change, or notify another plan change after this plan change becomes operative.

4.3 Submissions that are out of scope

14. The following submission was received that I have assessed as being out of scope of the Plan Change. This is primarily because it does not relate to a resource management matter that can be addressed under the District Plan. The list below does not include submission points that are addressed under each topic section of this report and which I have also determined not to be 'on' the Plan Change; these are discussed within the assessment for each topic area.

Submitter	Part of submission withdrawn	Reason submission is out of scope	Decision on submission
003 Henare Paranihi	Whole submission	The submitter has requested that property at 40 Kaka Road in Taihape be purchased. This relief sought is not a resource management matter.	Rejected

4.4 Submissions withdrawn

15. During pre-hearing discussions between the Council and submitters, a number of submission points were clarified or identified as being matters best addressed through other Council processes such as Long Term Plan and Annual Plan. As a result, several submitters withdrew either their entire submissions or specific submission points. The withdrawn points are set out below and I have not addressed these matters any further in my decision.

Submitter	Part of submission withdrawn
002 Fred Hammer	Whole submission
009 Irene Loder	Whole submission
010 Lyn Watson	Second submission point regarding provision of public toilets
011 Lyn Watson	Whole submission
012 Gary Thomas	Submission points 2 (commitment to maintain clear drains and waterways in West Taihape), 3 (repairing water supply leaks immediately) and 5 (positive announcements to clearly describe the West Taihape area).
018 New Zealand Transport Agency	Submissions points requesting noise reverse sensitivity provisions.

5 Approach of Decision Report

16. Clause 10(2) of Schedule 1 of the Act states the requirements for a decision on a proposed plan. The decision report has been structured to address those requirements.

The decision—

(a) must include the reasons for accepting or rejecting the submissions and, for that purpose, may address the submissions by grouping them according to—

(i) the provisions of the proposed statement or plan to which they relate; or

(ii) the matters to which they relate; and

(ab) must include a further evaluation of the proposed policy statement or plan undertaken in accordance with [section 32AA](#); and

(b) may include—

(i) matters relating to any consequential alterations necessary to the proposed statement or plan arising from the submissions; and

(ii) any other matter relevant to the proposed statement or plan arising from the submissions.

17. Given that the Plan Change addresses provisions across multiple plan topics, I have addressed the submissions using topic headings which mostly correspond with those set out in Ms Gray's Section 42A Report. Within each topic area I have identified the matters that were in contention at the hearing and then recorded the reasons for my decision on a topic by topic basis below. I consider this is the most efficient way of recording the reasons for my decisions, and for submitters in particular to understand how their submissions have been responded to. While not all submissions/further submission points are specifically discussed in the decision report, I have considered and taken into account all submissions and further submissions that have been received on the Plan Change. In relation to the amendments to the provisions I have provided a summary of the changes in the conclusion section for each topic and have included specific amendments collectively in the attachment to this decision report [Appendix 1].
18. I note for clarity that where I have not specifically addressed a submission in the topic sections of this report, and do not provide any reasons to the contrary, I accept and adopt the evaluation and reasons set out in the s42A reports of Ms Gray and Mr Carlyon.
19. In terms of the requirement of s32AA of the Resource Management Act 1991 to undertake a further evaluation of the appropriateness of the provisions, I record that I have undertaken an evaluation in accordance with the requirements of s32AA(1) for all of the changes that have been made since the s32 evaluation for the Plan Change was completed. I have summarised that assessment within each of the topic areas where a substantive change has been made.

6 Assessment of Matters Raised in Submissions

20. The sections below summarise the assessment of matters raised in submissions and other relevant aspects of the provisions, and includes a summary of the reasons for the decisions on those matters.

6.1 Advertising Signs

6.1.1 Submissions

Submitter	Relief sought	Further submissions
<p>008 Robert Snijders</p>	<p>All policies related to signage should be within a single section, with diagrams added to increase clarity (particularly for page 58). Premises should not be allowed an unlimited number of signs.</p>	
<p>018 New Zealand Transport Agency</p>	<p>Retain the following provisions as notified; Policy A2-7.8, Rule B1.11-4, Rule B1.11-5, Rule B1.11-6.</p> <p>Amend - B1.11-1 – as follows:</p> <p>Commercial Zone – <u>unlimited number where signs are attached to, and not protruding outside of the building. Excluding</u></p>	

Submitter	Relief sought	Further submissions
	<p><u>commercial properties that adjoin the residential zone or where the sign is visible from the State Highway network.</u></p> <p>Industrial Zone - <u>unlimited number where signs are attached to, and not protruding outside of the building. Excluding commercial properties that adjoin the residential zone or where the sign is visible from the State Highway network.</u></p> <p>Amend the advice note that identifies the New Zealand Transport Agency as having responsibility over state highways as follows:</p> <p>Note: The New Zealand Transport Agency controls signs on state highway corridors <u>Legal Road</u> by means of a bylaw.</p>	
<p>019 Heritage New Zealand</p>	<p>Amend Rule B1.11 with a restriction that signage cannot cover heritage values as follows:</p>	<p>F004 NZIA Western Branch Support</p>

Submitter	Relief sought	Further submissions
	<p><u>*Signage cannot cover identified Physical Values (as listed in Schedule C3B) except on facia boards and existing unscheduled signs.</u></p>	

6.1.2 Issues in Contention

21. The majority of issues raised in submissions were addressed in pre-hearing meetings and resolved.
22. Mr Snijders raised concern in his submissions that unlimited signs in the Commercial Zone had potential to cause adverse effects. Based on Ms Gray's s42A report, Mr Snijders clarified at pre-hearing meetings that his primary concern was with the effect of signs on heritage buildings, and he reiterated this concern at the hearing. This concern was also expressed by Heritage New Zealand.
23. Mr Snijders also expressed concern that an excess of signs could create a 'vegas style' effect in the Commercial and Industrial areas.

6.1.3 Assessment and Reasons

24. In relation to signs in the Rural Zone that advertise businesses that operate outside of the District, no submissions were received. Likewise, the proposed provisions relating to signs located close to towns other than the town where the advertising business is located did not receive submissions.
25. I have some reservations as to whether the proposed provisions are necessary and whether they will be effective in achieving the desired outcome. However, given that there were no submissions on the matter, the provisions as notified are to remain. I have made

some minor amendments to the provisions to improve clarity and to ensure that the activity status cascade works appropriately.

26. I agree that the characteristics and values of heritage buildings are vulnerable to adverse effects from signs, as raised in the submissions from Mr Snijders and Heritage New Zealand. This is supported by the Hearing Statement from Ms Craig for Heritage New Zealand. Scrutiny through a resource consent application is therefore appropriate and the addition of an exclusion from the permitted activity standards for the Commercial and Industrial Zones recommended by Ms Gray achieves this outcome (subject to some wording refinement).
27. It is also important to note that the proposed standards for signs in B1.11-2 do not permit revolving, animated, reflective or illuminated signs. This means signs are limited to static signs, which will make a significant contribution to avoiding the 'Vegas style' effect of multiple signs in the Commercial and Industrial areas.
28. At the hearing, some discussion took place on the interpretation and application of the proposed sign standards, particularly the standards that describe the location of the signs and their attachment method to buildings. Ms Gray's stated at the hearing that the intention of the standards is that signs that are attached to buildings should not extend beyond the edges of the façade to which they are attached. My understanding of the intended effect of this standard is that if a sign attached to a building façade is viewed from a point in front of the façade, the sign does not project beyond the top and sides of the wall that forms the façade. In other words, the sign should be entirely within the building's silhouette. Rule B1.11-3 that applies to all signs currently requires that signs must not protrude above the roofline of the building they are affixed to. This condition therefore already addresses in part the outcome Ms Gray describes and provides a clearer way to achieve the desired outcome. Ms Gray has helpfully provided some suggested wording for Rule B1.11-3, which I have largely adopted.
29. Ms Gray has recommended in her s42A report⁵ that five matters of discretion should be added to the restricted discretionary rules in the Commercial and Industrial Zone sections of the Plan. The matters recommended relate primarily to the consideration of effects for signs affecting road safety, however also have relevance to assessment of signs that do not

⁵ Para 29

meet other permitted activity standards. These additional matters of discretion are not essential because the restricted discretionary activity rules in question both include a broad matter of discretion that allows consideration of *the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance*.

However, to ensure that the restricted discretionary activity rules are clear, I agree that the addition of the matters of discretion is helpful. Given that the intention is for all activities that do not comply with the permitted activity standards to be treated as restricted discretionary activities, a matter of discretion that addresses effects on heritage buildings is also appropriate.

30. The clear presumption from Council officers and submitters is that if standards related to unlimited signs attached to buildings in Rule B11.1-1 are not met, those signs should be considered as restricted discretionary activities⁶. However, the use of the term 'excluding' means that the three following bulleted activities are *excluded* from the rule. As such, those activities are captured by the discretionary activity rules in the Commercial Zone and Industrial Zone (Rule B4.7-9 and Rule B5.2-4 respectively). To resolve this unintended outcome, I have amended the standards so that the identified activities form part of the standard.
31. There was agreement between Council officers and Mr O'Keefe on behalf of the NZ Transport Agency regarding the addition of an advice note directing people to consult with the NZ Transport Agency where signs are proposed and will be visible from a state highway. I agree that this assists in the effectiveness of the Plan.
32. While there were no changes to Rule B1.11-8 proposed by the Council in the Plan Change as notified, this rule interacts closely with the sign rules that the Council has proposed to change. The wording of the rules, when read together, creates uncertainty, particularly in relation to whether signs are *required* to project perpendicular to the building façade to which they are attached or whether they can be mounted flush or parallel to the façade. To comply with Rule B1.11-8, signs must be mounted perpendicular to the façade, however that is clearly not the intention. Ms Gray recommended some minor amendments to Rule B1.11-8 to address this matter, and I am comfortable that those changes are within the

⁶ See para 26 of the evidence of Cole O'Keefe from the NZ Transport Agency.

scope of the Plan Change on the basis that they clarify the Plan's provisions that control signs in the Commercial and Industrial Zones.

33. Mr Snijders requested in his submission that the sign provisions of the Plan be arranged so that they are all located in a single section. The current arrangement of provisions requires plan users to move between the general standards in B1, where permitted activity standards that apply across the plan are located, and the relevant zone chapters where the rules dealing with controlled, restricted, discretionary and non-complying rules are located. I agree that this does require reading between multiple sections, however the overall Plan structure has been arranged in this manner and it would be inconsistent with that overall structure to adopt a new approach for rules relating to signs only.

6.1.4 S32 Considerations

34. The amendments to the Plan provisions related to signs improve the effectiveness of the sign rules in achieving the objectives of the Plan. The Council Officers explained at the hearing that a significant motivation for relaxing the sign rules in the Commercial and Industrial Zones is to stimulate economic activity, particularly in the town centres. The changes I have made maintain the opportunity for those economic benefits to accrue.
35. While the removal of the permitted activity status for signs on heritage buildings and on buildings adjoining higher speed environments on the State Highway will increase transaction costs due the requirement for advertisers to obtain resource consent, this is an appropriate cost that is outweighed by the benefits that are derived from maintaining road user safety and protection of historic heritage. The improvement to the precision and certainty of the rules is likely to reduce Plan implementation costs.

6.1.5 Conclusions

36. The Plan Change in relation to the management of signs is largely approved subject the amendments recommended by Ms Gray and other minor changes that improve the clarity and precision of the provisions.

6.2 Historic Heritage

6.2.1 Introduction

37. The Plan Change as notified included changes to the objectives and policies in Section A3 – Cultural and Heritage Character, specifically in relation to the management of built heritage. In particular, the proposed new policies introduced a new Schedule C3B which identifies the heritage buildings within the Marton town centre and describes the key values and heritage features of those buildings. As part of the new policy suite, the concept of ‘heritage offsets’ was introduced, the intent of which is to enable adverse effects resulting from modification to heritage buildings that cannot be avoided, remedied or mitigated, to be off-set through creating a positive heritage impact on another heritage building. Mr Carlyon provides a succinct summary of the heritage context of the District and the challenges that are faced in both protecting historic heritage and enabling safe and economically viable use of heritage buildings in Section 4.0 of his 20 June 2016 s42A Report.

6.2.2 Submitters

Submitter	Relief sought	Further submissions
<p>017 Federated Farmers of New Zealand</p>	<p>Schedule 3CB — Support the acknowledgement of heritage values, but impacts on resource users must be addressed. Owner consent should be sought. Resource consent costs that result from the reasonable use of the buildings should be borne by Rangitikei District Council and Heritage New Zealand.</p> <p>Policy A3-16.1 - Retain the policy as per the operative Plan as follows: Evaluate in any application for the destruction or modification of heritage, the extent to which the</p>	

Submitter	Relief sought	Further submissions
	<p>replacement activities provide for the economic, social and cultural well-being of the affected community.</p>	
<p>019 Heritage New Zealand</p>	<p><i>Statutory Acknowledgement</i> — Update references to the Heritage New Zealand Pouhere Act 2014, and to specific sections within the Act as per the updated Ngati Apa (North Island) Claims Settlement Act 2010.</p> <p><i>A3 Cultural Heritage and Character</i> - Retain the follow provisions as notified in the Proposed Rangitikei District Plan 2016: Objective 16B Policy A3-16.2</p> <p>Amend — Schedule C3B — to include Ian Bowman's assessment of Historical and Cultural values for each building.</p> <p>Amend — Policy A3-16.5 — by either amending the policy as below, or if the heritage precinct concept remains, develop objectives and policies for the precinct and show the extent on planning maps.</p>	<p>F004 NZIA Western Branch: Support</p> <p>F004 NZIA Western Branch: Support/oppose in part.</p> <p>F004 NZIA Western Branch: Oppose</p>

Submitter	Relief sought	Further submissions
	<p>A3-16.5 Proposals to redevelop heritage buildings in-the Marton heritage precinct (as listed in Schedule C3B) shall assess the impacts on overall precinct Marton heritage values</p> <p>Amend — _Policy A3-16.6 — include clear objectives and policies for the Design Panel which are tied to B10 Historic Heritage Discretionary rules.</p> <p>Include objective 16B as a primary objective for the Design Panel.</p> <p>Amend — _Policy A3-16.7 — _provide a definition for overall heritage gain.</p> <p>Amend — _Policy A3-16.8 — _add (e) and (f) as shown below.</p> <p>A3-16.8(e) heritage offsets must be achieved before any work is started on the heritage site.</p> <p>A3-16.8(f) monetary contributions, conservation plans, and any non-physical heritage offsets will only be measured by the physical heritage offset they have achieved.</p>	<p>F004 NZIA Western Branch: Support/oppose in part</p> <p>F004 NZIA Western Branch: Oppose</p> <p>F004 NZIA Western Branch: Oppose</p>

Submitter	Relief sought	Further submissions
	<p><i>Whole plan</i></p> <p>Amend — _Provide clear references to the intended schedule by stating C3A or C3B or both.</p>	
<p>008 Robert Snijders</p>	<p>Council is trying to change rules to facilitate their own development.</p> <p>Concern about ad hoc development and the need for a height policy for frontage/streetscapes.</p> <p>Objective 16B identifies for the protection of heritage, however, the amendments call for the demolition to suit Council's needs.</p> <p>There is no text on how offsetting will work, if not correctly implemented heritage will be lost</p> <p>Any demolition of heritage buildings should include the replacement of the facade so the street scene is protected.</p> <p>Wording of policies A3-16.1 to A3-16.8 need to be strengthened.</p>	

Submitter	Relief sought	Further submissions
	<p>Schedule should be expanded to what is protected e.g. elevations and should be created by a third party to ensure it is not influenced by the Council to gain advantage.</p>	
<p>007 NZIA Western Branch</p>	<p>The heritage precinct is removed and Schedule C3B is deleted.</p> <p>The reference to social, cultural, and economic well-being in Objective 16 and Policy A3-16.1 remains.</p> <p>If the precinct is retained in the Plan, that Policy A3-16.3 be further modified as follows:</p> <p>Enable the protection, conservation, or adaptive reuse of historic heritage and heritage values listed in Schedule C3A and C3B of the Plan where it can be demonstrated that such works are economically viable.</p> <p>The following points are included as additional matters for discretion under Rule B10.1-5:</p> <p>d) Market conditions affecting feasibility of adaptive reuse; e) The economics of a range of</p>	<p>F003 Federated Farmers: Support</p>

Submitter	Relief sought	Further submissions
	<p>reasonably practical options f)</p> <p>The contribution that any replacement building might make to the vitality and vibrancy of the town centre.</p>	
<p>001 Progressive Enterprises Limited</p>	<p>Adoption of policies 16.4-16.8 provided the submitter can be reassured that its future expansion plans will not be hindered.</p>	

6.2.3 Issues in Contention

38. Submitters raised a number of concerns with the proposed new approach to addressing the effects of modifications to heritage buildings. This is not surprising given that I am unaware of the heritage offset approach being used in a district plan anywhere else in New Zealand.
39. A number of pre-hearing meetings were held between the Council officers and submitters, and significant progress was made in refining the issues in contention. At the hearing, the planner for the Council addressing heritage matters (Mr Carlyon), presented amended provisions and provided a brief of evidence that summarised the pre-hearing discussions. Mr Snijders, Heritage New Zealand and the NZIA Western Branch also presented evidence at the hearing⁷ which identified a number of outstanding matters that were not resolved by Mr Carlyon's recommended wording. On hearing the evidence presented at the hearing, I directed Mr Carlyon to engage further with the interested submitters to attempt to address some of the remaining issues and to refine the provisions, particularly in relation to the certainty and effectiveness of the offsetting approach.
40. Subsequent to further discussions between Council officers and the submitters who chose to participate (Mr Snijders and Heritage New Zealand), Mr Carlyon provided a supplementary report dated 14 July 2016 which set out the further agreement that was

⁷ See evidence of Finbar Kiddle for Heritage New Zealand, Lisa Pointon for NZIA Western Branch and the speaking notes of Robert Snijders.

reached along with revised provisions. As a result of those discussions, Mr Carlyon stated that there are no remaining matters in contention with Heritage New Zealand⁸.

41. Mr Carlyon's report included a statement from Mr Snijders setting out matters that he remained concerned with⁹. Mr Snijders' considered that 'property neglect' should not be omitted from Policy 16.8(c); that the passing on of information to the community about offsetting outcomes needs a personal approach; that, in relation to Policy A1-1.4, it would be helpful for both internal and external heritage values of buildings to be listed in Schedule C3B; and that the Note 1 (which sets out the form of the heritage design panel to be established to consider proposals) should refer to 'building engineering *and* quantity surveying' rather than 'building engineering *or* quantity surveying'.

6.2.4 Assessment and Reasons

42. In assessing the proposed historic heritage provisions of the Plan Change, the statutory and planning context is particularly relevant considering that the protection of historic heritage from inappropriate use and development is a matter of national importance (s6(f)) that is to be provided for in achieving the Purpose of the Resource Management Act 1991.
43. Mr Carlyon sets out the statutory framework in relation to the assessment of heritage provisions in Section 6.0 of his s42A Report dated 20 June 2016. I agree with Mr Carlyon's summary of the statutory framework. Mr Carlyon sums up the challenge faced by the Council in managing historic heritage via the district plan by saying:

While there is a statutory imperative at section 5, and particularly section 6(f) of the Resource Management Act 1991, to recognise and provide for the protection of heritage, there is also a very real recognition of the threats faced to commercial heritage buildings. General neglect, deferred maintenance, and more recently the recognition that the significant majority of commercial heritage buildings are earthquake prone, requires a comprehensive integrated approach from RDC.¹⁰

⁸ Para 1.9 of Mr Carlyon's Post-hearing Report dated 14 July 2016.

⁹ Annex 2 to Mr Carlyon's Post-hearing Report dated 14 July 2016.

¹⁰ Para 4.2 of Mr Carlyon's 20 June 2016 s42A Report

44. In relation to giving effect to the regional policy statement component of the One Plan¹¹ I consider that the approach to managing historic heritage now recommended by the Mr Carlyon is consistent with the direction provided in Policy 6-11 of the One Plan. That policy requires the District Plan to include provisions '[...] *to protect from inappropriate subdivision, use and development historic heritage of national significance [...]*' and to '[...] *give due consideration to the implementation of a management framework for other places of historic heritage.*' The proposed policies provide for a case-by-case assessment of proposals that may adversely affect historic heritage and there is sufficient strength in the policies to support a decision to decline an application for a proposal that will have significant adverse effects that cannot be avoided, remedied or mitigated. There is also specific direction to not allow off-setting to be used when a proposal will affect a Category 1 place, waahi tapu or other site of significance to Māori, all three of which may qualify as historic heritage of national significance (see Policy A1-16.8(e)).
45. Moving now to consideration of the detail of the proposed provisions, including consideration of concerns raised by Mr Snijders as recorded in Mr Carlyon's supplementary s42A report.

Could heritage offsets have a 'cannibalising effect' on historic heritage?

46. Mr Kiddle, the Planner for Heritage New Zealand, reiterated the concern that the offsetting approach has the potential to cannibalise historic heritage in Marton when he presented a Hearing Statement from Claire Craig on behalf of Heritage New Zealand. As I understand the primary concern, if off-setting is available as a form of mitigation, it enables historic heritage to be lost both at an individual building scale but also at a precinct scale. As Ms Craig put it in her Hearing Statement, '[...] *there is a risk that heritage offsets become a mechanism to legitimise the destruction of historical and cultural heritage values.*'¹²
47. Related to this risk, if off-setting could be used to enable adverse effects on one building to be accepted provided that some commensurate heritage aspect of another building is protected or enhanced, there is a risk that this incentivises 'off-settable' buildings being allowed to degrade to provide easy offsets. Preventing a heritage building from on-going

¹¹ A requirement of s73(4), RMA

¹² Para 13 of the Hearing Statement of Claire Craig, General Manager Central Region, Heritage New Zealand, 28 June 2016

damage as a result of deferred maintenance or neglect could be considered a net gain to be achieved through offsetting – if prevention of further degradation of a heritage building is achieved, that results in a net benefit compared with the status quo (the building continuing to degrade). That of course does not address the issue that I understand Mr Snijders to be concerned with, which is that the owners of heritage buildings in rural support towns like Marton are often unable to generate the income from their buildings to fund expensive maintenance work. This is particularly challenging when buildings are earthquake prone buildings and are unsafe to use. Degradation of buildings in these cases is not intentional but is simply a consequence of the economic challenges of owning a heritage building.

48. I agree that there is both a risk of ‘playing’ the opportunity for offsetting by wilful neglect, but also that building deterioration often occurs despite the best intentions of owners. The principles for offsetting that have been developed between Council officers and submitters are, in my view, likely to be effective in minimising the opportunity for misappropriating offsets. The specific requirement that offsets are only to be considered where all reasonably practicable alternatives for avoiding, remedying and mitigating adverse effects have been applied, and that offsets only apply to any residual adverse effects, will avoid the approach of offsets being the first port of call. Secondly, the inclusion of Policy A1-16.8(c) *Heritage offsets cannot account for deferred maintenance or unconsented work*, minimises the opportunity for wilful neglect to qualify for off-sets. However, I understand Mr Snijders’ concern that this policy could penalise maintenance that is deferred for legitimate financial or practical reasons. As such, I have amended it to refer to ‘deferred maintenance arising from wilful neglect’ to make it clearer that some legitimate, fiscally responsible deferred maintenance will not disqualify an off-setting opportunity. Supporting this change, the benefit of the Design Panel approach allows for close scrutiny of proposed offsets by experienced and knowledgeable experts who are likely to recognise the difference between wilful neglect and honestly derived deferred maintenance.
49. Related to this matter is the question of where heritage offsets can be applied. Mr Carlyon’s recommended policy A1-16.8(f) appears to be intended to give effect to the recommendation in the Hearing Statement from Heritage New Zealand that the benefits of offsets should be applied to the Marton town centre.

‘First, the heritage values being enhanced by the offsets should only be those within the Precinct (i.e. an offset cannot improve the value of a building or areas outside the

Precinct). Second, heritage offsets should be allowed where the value being offset (i.e. the value subject to adverse effects) is located outside the Precinct, but still within the Marton area. Using offsets in this way would facilitate the concentration of heritage values in the Precinct when dealing with 'lone wolf' heritage items in the wider Marton area, while still placing a reasonable spatial limitation.¹³

50. To better reflect this intent, I have amended the wording of Policy A1-16.8(f).

Should internal heritage values be added to Schedule C3B?

51. Mr Snijders considers that heritage values within buildings should also be included in Schedule C3B to assist building owners and developers satisfy the direction in Policy A1-16.4, which requires both interior and exterior heritage values that are not listed in Schedule C3B to be 'given regard to' in resource consent decision-making. I understand Mr Snijders' concern – without the interior values being identified in the Plan, building owners and developers are likely to have to engage a heritage architect or other heritage specialist to individually assess their building to identify internal heritage values. This is an additional cost that heritage building developers will have to incur when considering the redevelopment or modification of a building.
52. However, as I interpret the policy, it already requires an assessment of an activity if significant modifications or damage to a building are proposed. It also provides for the assessment of small modifications that may not necessarily affect the key values listed in Schedule C3B but may nonetheless have an adverse effect on the overall heritage value of the building. This would include cumulative effects where multiple minor alterations to a building could have an overall significant adverse effect and, consequently, the historic heritage not being afforded the necessary protection. The costs of this assessment will be commensurate with the scale of the development proposed, and it is probable that for major building work a heritage assessment of the building will be required as part of the resource consent process because of potential effects on the values listed in Schedule C3B. While listing interior features would be helpful, I do not consider that it would result in any reduction in the cost associated with building assessments.

¹³ Para 17 of the Hearing Statement of Claire Craig for Heritage New Zealand

Should the Design Panel specify both a building engineer and a quantity surveyor?

53. Mr Snijders recommended that both a building engineer and a quantity surveyor should be specified for the design panel. My reading of the recommended statement as proposed by Mr Carlyon is that the experts listed are not mandatory on each design panel, hence the end of the paragraph saying 'as required'. This approach provides for efficiencies where the design panel may be asked to assess a proposal that may not, for example, require the assessment of urban design effects (because the modifications to the building will have minimal effect on the exterior). I therefore consider that the wording as proposed by Mr Carlyon is appropriate.
54. I note that Progressive Enterprises provided a letter prior to the hearing confirming that Progressive Enterprises agreed with the recommendations made in the s42A Report of Mr Carlyon¹⁴. I take from this letter that Progressive Enterprises' concern identified in their submission is addressed by the recommended provisions and associated explanation in Mr Carlyon's s42A Report.

Extent of the heritage precinct

55. In its submission, Heritage New Zealand included as alternative relief the following: *'if the concept of a heritage precinct is retained, develop objectives and policies for the precinct and show the extent clearly on a planning map'*. In response, Mr Carlyon recommended in his s42A Report that the extent of the heritage precinct be mapped. I agree with this approach, as it assists plan users in understanding the spatial extent of the precinct and the buildings that contribute to it. This is important also for clarity around where heritage offsetting can be applied. I agree that the map included as Annexure C in Mr Carlyon's s42A Report appropriately shows the area of Marton town centre that should be regarded as the heritage precinct.

¹⁴ See letter from Zomac Planning Solutions Ltd dated 23 June 2016.

6.2.5 S32 Considerations

56. The proposed changes to Objective 16 and the proposed new Objective 16B as notified have not been amended as part of this decision. Therefore, no further assessment of the objectives under s32AA is necessary.
57. There are a significant number of amendments to the policies that have arisen during the course of pre-hearing discussions between Council officers and submitters, and during the hearing. A further evaluation of the degree to which the changes to the notified policies are the most appropriate for achieving the objectives is required.
58. In terms of overall intent and direction, the amendments to the provisions are consistent with the notified version. The changes are largely focussed on providing more certainty and policy direction for decision-makers when assessing resource consents. Given the introduction of the new concept of heritage off-setting in the Plan, clear and directive policies will assist significantly both with the efficient application of the approach, but also provide direction to resource consent applicants around the approach the Council will adopt when assessing applications. This is likely to minimise the overall resource consent application transaction costs by minimising further information requests and protracted consent assessment processes.
59. There is an introduced cost to the Council that has been added through the agreement reached between the Council and submitters, which is that the Design Panel for each project will be Council funded. I have taken it that this cost obligation is acceptable to the Council given that it has been offered up by the Council officers. This is, indirectly, a cost to the wider rate-paying community, however it acknowledges that there are broader community benefits derived from the protection of historic heritage and the effective management of development that may adversely affect the community values attached to historic heritage.
60. The amendments to the provisions maintain a 'high bar' for proposals to modify, damage or destroy historic heritage. This is consistent with the provisions as notified. However, the amendments clarify the pathway that heritage building owners and developers need to negotiate to obtain resource consent. That increases the benefit in terms of certainty of process and certainty of outcomes as compared with the notified version of the policies, and certainly as compared to the operative policies.

61. In terms of economic opportunities lost and gained, the amended provisions reinforce the Council's commitment to enabling adaptive reuse and sensitive redevelopment of heritage buildings to support economic opportunities in the District, and particularly in Marton's town centre. There is still a substantial obligation on heritage building owners that the provisions impose, however the introduction of offsetting supports opportunities for building redevelopment that may have otherwise been refused resource consent because adverse effects could not be directly avoided, remedied or mitigated. That change has a positive benefit for enabling economic opportunities. There is a commensurate impact on employment opportunities lost and gained – a more enabling regime to support heritage building protection and redevelopment is likely to lead to continued and new employment opportunities associated both with the use of the buildings and the refurbishment and/or redevelopment of the buildings.
62. I consider that the proposed amendments to the provisions are appropriate for achieving the objectives of the Plan, more so than the provisions as notified.

6.2.6 Conclusions

63. The Plan Change approach, as modified during the hearing process, establishes a creative management framework through the inclusion of offsetting that provides for the assessment and protection of historic heritage in the District in a manner that is consistent with giving effect to the One Plan. The provisions as recommended by Mr Carlyon in his Supplementary s42A Report of 14 July 2016, and the other earlier amendments recommended by Mr Carlyon in his 20 June 2016 s42A Report that have not otherwise been modified, are therefore approved subject to some minor changes that I have made to improve clarity and certainty of the provisions.

6.3 Natural Hazards

6.3.1 Policy context

64. The approach to managing natural hazards in the Manawatu-Whanganui Region is directed by the Regional Policy Statement component of the One Plan. Policy 9-1: Responsibilities for natural hazard management, directs the District Council to manage natural hazards in the following way:

c. Territorial Authorities[^] must be responsible for:

(i) developing objectives, policies and methods (including rules[^]) for the **control of the use of land[^] to avoid or mitigate natural hazards[^] in all areas and for all activities** except those areas and activities described in (b)(ii) above, and

(ii) identifying floodways* (as shown in Schedule J1) and other areas known to be inundated by a 0.5% annual exceedance probability (AEP) flood event on planning maps in district plans[^], and controlling land[^] use activities in these areas in accordance with Policies 9-2 and 9-3. (emphasis added)

65. Objective 17 of the District Plan broadly reflects the One Plan direction:

The adverse effects of natural hazards[^] on people, property, infrastructure and the wellbeing of communities are avoided or mitigated.

66. The District Plan policies then set out a two-tier hierarchy of natural hazards that are considered to pose a high or significant risk and therefore require specific management of activities through the District Plan to avoid or mitigate adverse effects. Natural Hazards that were assessed to pose high risk were included in Natural Hazard Area 1 while natural hazards that pose a lesser but still significant risk were included in Natural Hazard Area 2.

67. The nature of many natural hazards is that there is incomplete or imperfect knowledge of their extent, frequency of occurrence, and magnitude when they do occur. A limitation in knowledge about a particular natural hazard does not, by default, mean that the hazard does not exist or that the adverse effects of the hazard are avoided or mitigated.

68. As a result, the Council is required to meet the obligations set out in the One Plan relying on natural hazard data sets that may be of a relatively coarse scale of low accuracy. The approach to giving effect to the One Plan via the District Plan in light of incomplete or inaccurate data requires a considered and precautionary approach.

6.3.2 Flooding – Buildings with Natural Hazard Areas 1 and 2

6.3.2.1 Submissions

Submitter	Relief sought	Further submissions
Powerco Limited [006]	Retain rule B8.1 as notified in the Proposed District Plan 2016.	003 Federated Farmers of New Zealand: Support in part
Horizons Regional Council [015]	<p>Retain Rule B8.1-2 flood flows as notified.</p> <p>Amend B8.1-1 Natural Hazard Area 2 (Flooding) as follows:</p> <p><i>In Natural Hazard Area 2 (Flooding), any new <u>habitable building, structure, or major extension must meet the minimum flood height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 500mm freeboard.</u></i></p> <p>That a new definition of major extension is added as follows:</p> <p><i><u>Major extension means an extension that includes habitable rooms such as a bedroom, study or office, but does not include a new or extended living area.</u></i></p> <p>OR</p> <p>That the definition of habitable room be amended to extend the extension for B8.1-1:</p>	003 Federated Farmers of New Zealand: support in part and oppose in part

Submitter	Relief sought	Further submissions
	<p><i>Habitable room means any living or sleeping area in a dwelling, visitor accommodation, or marae, any teaching area in an educational institution, and any recovery room in a hospital.</i></p> <p><i>Utility rooms such as kitchenettes and bathrooms are included except in relation to the separation distance rule for the Residential Zone, <u>the floor level requirements in Permitted Activity Standard B8.1-1 and the additions to habitable buildings in Permitted Activity Standard B8.2-2.</u></i></p> <p>An additional permitted activity standard is added under B8.1-2 – Natural Hazard Area 2 (Flooding) as follows:</p> <p><i><u>In Natural Hazard Area 2 (flooding), any new commercial building, or extension to an existing building that involves occupied work space, must meet the minimum floor height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 300mm freeboard.</u></i></p>	

Submitter	Relief sought	Further submissions
<p>017 Federated Farmers of New Zealand</p>	<p>Adopt Rule B8.1-1 as drafted.</p> <p>Rule B8.1-2 – Amend the rule as follows:</p> <p><i>Any <u>building, structure, landscaping, fencing or earthworks, must not change the flood flow paths to the extent they will that it would exacerbate flooding on the site or on any adjacent or downstream site.</u></i></p> <p><i><u>Exemption: Farm related buildings, structures, fencing and earthworks are not captured by this rule.</u></i></p>	<p>002 Horizons Regional Council: support in part</p>

6.3.2.2 Issues in Contention

69. The Council and submitters worked together in pre-hearing meetings and largely resolved the issues in contention.
70. Federated Farmers remained concerned regarding the provisions related to the diversion of flood flows to adjoining properties and requested further certainty. Ms McGregor representing Federated Farmers provided a brief of evidence which sets out Federated Farmers’ residual concerns, which can be summarised as:
- a. The amended wording proposed by Ms Gray uses the term ‘habitable space’. Ms McGregor is concerned that the definition of this term would mean the rule would trigger requirement for resource consent for farm buildings such as wool sheds and dairy sheds that contain a small kitchen or a bathroom that is ancillary to their primary use.
 - b. That Rule B8.2-4 would trigger a requirement for resource consent for stock yards even though their effect on flood flows would be similar to a fence.

71. Horizons remained concerned that the definition of 'habitable space' that is cross-referenced to the Building Regulations 1992 (in the context of major extensions to buildings) includes spaces that Horizons considers will not increase the occupancy of a dwelling and therefore will not significantly increase risk¹⁵.

6.3.2.3 Assessment and Reasons

72. The Plan Change only seeks changes to the rules relating to new, relocated and extended *buildings*; it does not extend to change of use of existing buildings. Horizons' submission draws attention to this point in paragraph 24 on page 5 of its submissions stating that:

'It is also not clear whether the floor level requirements of Rule B8.1-1 apply to commercial buildings. For clarity, we recommend the inclusion of an additional permitted activity standard that requires new commercial buildings, and extensions that involve occupied work space, to have a finished floor level that avoids any inundation during a 0.5% AEP (1 in 200 year) flood event, including 300mm of freeboard'.

73. The Plan Change has the effect of removing the obligation in the operative wording of Rule B8.1-1 that *all* structures (which would include commercial buildings) must meet the standard. This allows new commercial buildings to be constructed without having to meet the minimum floor level requirements and that could later be converted to residential use.
74. I explored the issue of the change of use of an existing commercial building to residential use with Ms Gray, and Ms Thomas, the Planner for Horizons. The proposed wording of Rules B8.1-1 and B8.1-2 apply only to new, relocated and extended buildings in Natural Hazard Area 2 (Flooding). The Plan Change includes a change to the rules relating to the Commercial Zone to permit use of buildings in that zone for residential use subject to several conditions being met. Those conditions do not extend to avoidance or mitigation of flood hazard. Examining the flood hazard maps, significant parts of the Commercial Zone in Marton and Hunterville are subject to flood hazard overlay. Ms Thomas' opinion was that it would be unreasonable and impractical to require floor levels on existing buildings to be raised when they are converted to a residential use, and that without controls in the District Plan the responsibility to consider inundation risk would fall to the District Council

¹⁵ Paras 9 and 10 of Ms Thomas' evidence

when considering change of use applications under the Building Act. Ms Gray's opinion was that in most cases the residential use is likely to occur on the second floor of buildings to preserve the current or potential use of the ground floor for commercial use. My reading of the Plan Change is that there is no requirement for residential activity to be located on upper floors of existing buildings. In reality, there is a reasonable chance that residential activities will occur at ground floor level in at least some buildings in the Commercial Zone.

75. I consider that this approach (permitting new residential activity in existing non-residential buildings in a flood hazard area) is somewhat at odds with the carefully considered approach to flood hazard avoidance and mitigation that is applied to residential and other 'occupied' use in all other circumstances. It is also unlikely to allow the Plan to give effect to the One Plan. The establishment of residential activity in an existing commercial building that is located within Natural Hazard Area 2 (Flooding) is likely to increase the flood hazard risk to human life.
76. On this basis, I consider that it is appropriate that conversion of all or part of a commercial building to an *occupied space* should be treated in a consistent manner to the creation of an occupied space in a new commercial building in terms of the standards that apply to it as a permitted activity. I consider that the potential cost of applying for a resource consent to convert such a space is sufficiently outweighed by the benefits that will likely arise from ensuring that peoples' health and safety is provided for. The resource consent process does not require existing floor levels to be raised, however it does provide an opportunity to establish other mitigation approaches such as ensuring that there is access to a higher part of the building above the flood level (for activities like offices) and where residential activity is involved, higher risk uses like bedrooms can be located in higher parts of a building. A restricted discretionary activity status is appropriate as there may be situations where other mitigation measures are not available and the change of use is not appropriate.
77. In terms of the potential effect this change to the rule may have on encouraging mixed use in the town centre of Marton, I agree with Ms Gray's observation that in many cases, residential activities will be on the upper floors of existing commercial buildings and therefore will meet the minimum floor level requirements. Furthermore, in many cases, existing use rights will apply at ground level where building uses already meet the definition of 'occupied space'.

78. As notified, the Plan Change did not make a commensurate change to Rule B8.6-1, which is the equivalent rule to Rule B8.1-1 but in the Natural Hazard Area 1 (Flooding) overlay. However Ms Gray has recommended that such an amendment is made¹⁶, albeit not identifying a submission that she relies upon to make this change. I do not consider that Ms Gray's suggested amendment has been subject to suitable scrutiny by submitters or by other potentially affected parties¹⁷. The higher risk associated with the flood hazard area 1 is a significant consideration that should be subject to proper technical analysis and public scrutiny.
79. I agree in part with Ms Thomas' concern in relation to the cross-reference to the definition of 'habitable space' in the Building Regulations 1992¹⁸. The definition would include a living room/lounge, dining room and kitchen. While Horizons' current approach to building extensions, as stated by Ms Thomas in her evidence, has practicality about it, it appears to focus on mitigating the flooding hazard only for the highest risk activity (sleeping). The approach does not address the adverse effects of flooding in terms of damage to property that arises from a dwelling being inundated and the significant economic cost to the community associated with repair and replacement. While I agree that there will be situations where it may be impractical for a major extension to be able to meet the permitted activity standards in relation to minimum floor levels, the need to proceed through a resource consent process to evaluate such situations on a case by case basis provides the Council with a better opportunity to fulfil its obligations under the One Plan. I do not agree with Ms Thomas' interpretation that allowing for major extensions without mitigating the 2% AEP flood event provided the extension is not a bedroom is consistent with Policy 9-2 of the One Plan.

Outside of a floodway mapped in Schedule J the Regional Council and Territorial Authorities^ **must not allow** the establishment of any new structure^ or activity, or **an increase in the scale of any existing structure^ or activity**, within an area which would be inundated in a 0.5% AEP (1 in 200 year) flood event **unless**:*

¹⁶ Para 16.35, s42A Report of Katrina Gray

¹⁷ Albeit acknowledged and supported in the evidence of Ms McGregor for Federated Farmers (para 7.9) and Ms Thomas for Horizons (para 15).

¹⁸ Paras 9 and 10 of Ms Thomas' evidence

- a. flood hazard avoidance* is achieved or the 0.5% AEP (1 in 200 year) flood hazard is mitigated, or
- b. the non-habitable structure^ or activity is on production land^, or
- c. there is a functional necessity to locate the structure^ or activity within such an area,

in any of which cases the structure^ or activity may be allowed. (emphasis added)

80. A major extension to an existing dwelling within a flood hazard area, whether it is a bedroom or any other room, is an increase in the scale of an existing structure and activity. Flood hazard avoidance will not be achieved, and it is difficult to imagine that the flood hazard is mitigated when significant damage to the room may result from a flood event. While I agree that pragmatism needs to be a consideration when extending existing buildings in flood hazard areas, the direction established in the One Plan is that this should be considered with caution.
81. On that basis, I consider that the definition proposed by Ms Gray is appropriate, as it captures major extensions but excludes minor extensions where the risk (i.e. the consequences) are low.
82. Federated Farmers' remained concerned at the hearing that the definition of 'habitable space' might mean that a kitchen associated with a woolshed or dairy shed would require resource consent while the rest of the building would not when considering Rule B8.1-5. However, I am satisfied that the definition from the Building Regulations 1992 does not capture the examples Ms McGregor provided in her evidence¹⁹. The definition from the Building Regulations is:

habitable space *a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, water-closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.*

¹⁹ Para 7.5 of Ms McGregor's evidence

83. The definition is clearly directed towards ‘domestic living’ whereas a kitchen and a toilet attached to a farm building are used for activities ancillary to work. If it was interpreted that a kitchen or toilet on a farm building does fall within the scope of ‘domestic living’, both facilities are specifically excluded; bathrooms, water-closets (toilets) and ‘other space of a specialised nature occupied neither frequently nor for extended periods’ are excluded. While a kitchen in a domestic setting is used frequently and often for extended periods, a kitchen in a dairy shed or woolshed is generally not. As Ms McGregor states in her evidence ‘they are very minor kitchens with limited daytime use.’²⁰ I am therefore comfortable that kitchens and toilets associated with farm buildings as described by Ms McGregor are excluded from the definition.
84. Moving on to Ms McGregor’s concern regarding whether stock yards would be captured by Rule B8.2-4²¹. While I accept Ms McGregor’s argument that stock yards are often located in floodplains and that in many cases they are built with open railings that will not obstruct or divert flood water, there is also potential for stock yards to be built in a manner that obstructs or diverts flood flows. This could be by having closer-spaced rails at lower levels, solid fences (such as deer yards), building yards on a raised gravel or concrete base to assist with drainage, and covered yards that have one or more solid walls. The rule is sufficiently clear that the building or structure ‘*must not change the flood flow path to the extent that [it] will exacerbate flooding [...]*’. In many cases stock yards are unlikely to change flood flow paths and therefore will not be captured by the rule. In cases where the flood flow path is changed to the extent that it potentially causes adverse flooding effects, it is appropriate that such an activity is considered on its merits through the resource consent process.
85. I concur with the comment Georgina McPherson (planner for Powerco) in her written statement provided prior to the hearing, that the reference to ‘stock and riparian fencing’ could include close-boarded fences and other fence construction methods that divert flood flows. For this reason, I have specified that the type of fencing that is specifically exempted is post and wire fencing.
86. Ms McGregor has suggested some amendments to Rule B8.1-5 so that the exclusion the rule specifies relates to all buildings (rather than only those that do not contain a habitable

²⁰ Para 7.5 of Ms McGregor’s evidence

²¹ Para 7.8 of Ms McGregor’s evidence

space) that are ancillary to primary production on production land. Given that the rule currently provides a wider exclusion than Ms McGregor’s suggested amendments would capture, I do not see merit in making those changes. Because the rule provides an exemption from Rule B8.1-4, which already includes an exemption within it, I have combined the two rules to assist with legibility.

6.3.2.4 S32 Considerations

87. Overall, the changes to the provisions I have proposed assist in aligning the rules to give better effect to the objectives of the Plan and the One Plan. There are likely to be some increased transaction costs in some instances where resource consents will be required where they would not have been, were the notified provisions adopted, however in weighing the costs and benefits of the two alternatives, I consider that the overall benefits to human health and the mitigation of the effects of flood hazard on buildings and property outweigh those costs.

6.3.2.5 Conclusions

88. Having considered the remaining matters in contention described at the hearing, I adopt the reasoning and recommendations made by Ms Gray in relation to these matters, subject to the alternative assessment and changes I describe above. For all other provisions that were not opposed in submissions, they are approved as notified subject to minor amendments to improve certainty.

6.3.3 Flood Hazard Mapping

6.3.3.1 Submitters

Submitter	Relief sought	Further submissions
007 New Zealand Institute of Architects Western Branch	The Flooding map key is clarified, with separate keys for the existing and proposed maps.	003 Federated Farmers of New Zealand: support
015 Horizons Regional Council	a. Retain as notified - removal of the overland stormwater flow path through Bulls and the Hazard 1 and 2 zoning	

Submitter	Relief sought	Further submissions
	<p>associated with the Tutaenui Stream through Bulls.</p> <p>b. That the Hazard 1 zone for the Rangitikei River to the south of Bulls be refined so that the boundary is the 43.1m contour (Wellington Vertical Datum, 1953) at Bridge Street and be accurately defined for the scope in flood surface level to the 41.8m contour at Horizons Rangitikei River Cross-Section 21.52km – located at the upstream (eastern) end of the Waste Water Treatment Plant Ponds. The zone boundary should be at 42.5 contour at the intervening Horizons Rangitikei River Cross Section 21.94km.</p> <p>c. That more information be provided on the methodology used to refine the flood hazard zone (based on Horizons indicative flood hazard information) through Hunterville. That any deletion of floodable areas in the current extent in the operative District Planning maps be only based on robust information.</p>	

Submitter	Relief sought	Further submissions
016 MJL and MS Roberts	Remove the 'indicative flood zone/river channel' hazard zone from 40 Pukepapa Road, Lot 2 DP 421066.	002 Horizons Regional Council: support
020 Carolyn Bates	There is no advantage in changing the colours used	

6.3.3.2 Issues in Contention

89. Based on the assessment in Ms Gray's s42A Report (pages 64 – 67), and the evidence of Alistair Beveridge for Rangitikei District Council, all issues in contention were addressed during pre-hearing discussions and Ms Gray's recommended amendments reflect those agreements.

6.3.3.3 Assessment and Reasons

90. Mr and Mrs Roberts appeared at the hearing and provided maps and photographs that assisted in confirming the appropriateness of the changes to the mapping affecting the Roberts' property recommended by Ms Gray.

91. I note that Horizons Regional Council planner Ms Thomas confirmed Horizons' position in her evidence, which was to support the amendments to the flood hazard maps as notified and with subsequent amendments as recommended by Ms Gray.

92. Based on the information presented at the hearing and on my observations when I visited the site, I agree that the change to the maps is appropriate.

6.3.3.4 S32 Considerations

93. The minor amendments to the planning maps, including modification of the flood extent shown on Mr and Mrs Roberts' property on Pukepapa Road, improve the efficiency of the Plan by ensuring that the flood hazard provisions do not apply to areas that demonstrably are unlikely to be affected by flooding.

6.3.3.5 Conclusions

94. I accept the evidence and recommendation of Ms Gray and Mr Beveridge in relation to the changes proposed to the flood hazard maps.

6.3.4 Taihape West Slip Zone

6.3.4.1 Submitters

Submitter	Relief sought	Further submissions
004 W & M Thorburn Trust	That the Taihape West Slip zone is replaced with an advisory note of the natural hazard.	002 Horizons Regional Council: oppose
007 New Zealand Institute of Architects Western Branch	None stated	
015 Horizons Regional Council	<p>a. Policy A4-17.8 and Rule B8.7-6 are retained as drafted.</p> <p>b. That assurance be given that a condition of granting a building consent for an extension within the Taihape West Slip Area will be a notice on the Certificate of Title, restricting any future building works.</p> <p>c. Rule B8.7-5 – Taihape West Slip Zone - be retained subject to amendment as follows:</p> <p>2. In the Taihape West Slip Zone, additions to</p>	

Submitter	Relief sought	Further submissions
	<p>habitable buildings that involve habitable rooms, or non-habitable extensions that exceed 40 square metres.</p>	
<p>012 Gary Thomas</p>	<p>a. The area should be referred to as West Taihape</p> <p>b. The zone is actively reduced where possible</p>	

6.3.4.2 Issues in Contention

95. Ms Gray’s s42A Report explains that most substantive issues were resolved during pre-hearing meetings. No additional evidence was presented at the hearing from submitters.

6.3.4.3 Assessment and Reasons

96. Ms Gray’s s42A Report sets out her evaluation of the matters raised by W & M Thorburn Trust and Gary Thomas in their submissions. I agree with Ms Gray’s assessment of those matters and adopt it for the purposes of my decision.

97. At the hearing, Ms Gray clarified that the intent of Rule B8.2-1 and B8.7-1 is that only one new non-habitable building or extension to an existing non-habitable building is to be provided for per site after the rule has become operative. It is intended that the rule shouldn’t provide for cumulative 40 m² buildings to be erected as permitted activities, but that any buildings or extensions beyond the first one should be considered via a discretionary activity resource consent. To ensure that the effect of the rules is as Ms Gray describes, I have made some minor amendments. I have also removed two matters of discretion from Rule B8.7-1 as these were a duplication.

98. Other than the changes discussed above, I agree with Ms Gray’s assessment and recommendations on the remaining matters raised in submissions and adopt it for the purposes of my decision.

6.3.4.4 S32 Considerations

99. The changes I have made in this decision in relation to the Taihape West Slip Zone provisions are limited to amendments to wording of provisions to improve their clarity and certainty. This will improve the efficiency of the provisions in achieving the objectives of the Plan and reduce implementation costs.

6.3.4.5 Conclusions

100. The Plan Change, with the amendments described above, is consistent with giving effect to the objectives of the Plan and giving effect to the One Plan in relation to the management of the Taihape Slip natural hazard. The changes as recommended by Ms Gray are approved subject to minor changes to improve clarity and certainty.

6.3.5 Liquefaction, Ground Shaking, Fault and Landslide Hazards

6.3.5.1 Submitters

Submitter	Relief sought	Further submissions
<p>007 New Zealand Institute of Architects Western Branch</p>	<p>District Plan map layers remain as part of the District Plan as a non-statutory layer.</p> <p>OR</p> <p>If the layers are removed they are made easily and freely available through another method.</p>	<p>F001 Powerco Limited: support in part</p> <p>F002 Horizons Regional Council: support in part</p> <p>Further submission F003 Federated Farmers of New Zealand: support</p>
<p>015 Horizons Regional Council</p>	<p>That the liquefaction, ground shaking, landslide and active</p>	<p>F001 Powerco Limited: support</p>

Submitter	Relief sought	Further submissions
	fault hazard zoned be removed from the Planning Maps, providing this information is still made available to plan users in Land Information Memorandum (LIM) Reports and in response to other information requests.	
017 Federated Farmers of New Zealand	Adopt Rules B8.3-1, B8.4-1 and B8.5 as notified (deleted).	
020 Carolyn Bates	All known hazards should be easily available so that residents are informed about the area/ location of their interest. If further information is provided it should be available via LIMs	F002 Horizons Regional Council: support

6.3.5.2 Issues in Contention

101. Based on the summary in Ms Gray's s42A Report, all parties are in agreement with the proposed changes (removal) of the liquefaction, ground shaking, active fault, landslide provisions. NZIA Western Branch noted that, following further explanation, they no longer held concerns about the proposed changes.²²

102. While there is not the scope in submissions to make significant amendments to the Plan Change in relation to the natural hazard maps and layers proposed to be removed, I will record my concerns with the approach proposed in the Plan Change to assist both the

²² Para 18.26 of Ms Gray's s42A Report

Council and Horizons with their future review of the Plan with respect to managing natural hazards.

103. The Council, neither in its s32 Report accompanying the Plan Change, or in subsequent s42A reports or evidence, provided substantive evidence to support the removal of the natural hazard map layers and listings in the definitions section of the Plan. There was no assessment in the s32 Report in relation to s32(2)(c), which requires that an assessment must:

(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

104. While Ms Gray's s42 Report makes reference to geotechnical investigations that have occurred for new and relocated dwellings in mapped liquefaction susceptibility areas, there was no quantification of this either in terms of numbers of reports or of the cost to building consent applicants. The inference from the Council's supporting documents is that all of the geotechnical assessments that have been undertaken for new buildings within the mapped liquefaction area found that there was low or no liquefaction risk, however this was not confirmed. There was no evidence presented to indicate that the other natural hazard overlays have resulted in similar findings, however this may be due to there being very few, if any, new dwellings that have been established in those other areas.

105. I note that Method 9-1 of the One Plan states that investigation, identification and mapping of areas susceptible to natural hazards will be undertaken by Horizons and provided to Territorial Authorities by 2010.

*This method provides for the investigation, identification and mapping of those parts of the Region that are at risk from natural hazards, including seismic, volcanic, land subsidence, tsunami, flooding and coastal erosion hazards. It includes consideration of **sea level rise*** and climate change implications on those hazards.*

This information will be provided to Territorial Authorities for district planning purposes and to other interested parties, and maps will be updated as required.

106. Based on the submission from Horizons, this One Plan method has not yet been implemented. This lack of revised information available to territorial authorities

substantially constrains them, including Rangitikei District Council, in being able to fulfil their obligations under the Resource Management Act 1991 (particularly s31(1)(b)(i)) as well as give effect to the One Plan in relation to natural hazards other than flooding.

107. Notwithstanding the lack of updated information on natural hazards, I have significant reservations about the appropriateness of removing the natural hazard overlays from the Plan on the basis that their accuracy and level of detail appears not to be high. While there may be some costs associated with an interim precautionary approach of retaining the maps and triggering a site-specific assessment when development is proposed, there has been no assessment as to the risk of not acting. I accept that some risk will likely be addressed at building consent stage for individual buildings where s71 and s72 of the Building Act 2004 apply, however that limits the Council's ability to apply a strategic and planned response at a district level to the management of land use and natural hazard effects.
108. I also note that the areas where the majority of geotechnical assessments have been undertaken is in Turakina and Bulls²³. A more precautionary alternative that could have been considered was to only exclude those areas from the maps where previously geotechnical results provide an evidential basis that liquefaction is unlikely (such as at Turakina and Bulls). It would have been useful if this option had been evaluated by the Council when it was considering the Plan Change prior to notification.

6.3.5.3 Assessment and Reasons

109. On the basis that all submissions were in support of the Plan Change, subject to minor amendments and clarification, and there is agreement between submitters that addresses the outstanding matters, the changes are approved.

6.3.5.4 S32 Considerations

110. The minor changes that have been made to these provisions are simply to improve the clarity of the provisions and make no substantive changes. I have set out above my reservations about the limited evaluation the Council undertook on these matters, however s32AA only requires me to evaluate changes to the proposal that have been made since the

²³ Para 18.29 of Ms Gray's s42A Report

evaluation report on the proposal was completed (of which there are none of a substantive nature).

6.3.5.5 Conclusions

111. On the basis that all submissions were in support of the Plan Change, subject to minor amendments and clarification, the changes are approved.

6.3.6 Advice notes – natural hazards

6.3.6.1 Submitters

Submitter	Relief sought	Further submissions
<p>007 New Zealand Institute of Architects Western Branch</p>	<p>Amend the first guidance note under section B8 as follows:</p> <p><u>Rangitikei District holds information on natural hazards (liquefaction, ground shaking, active fault lines, landslide and the Taihape Slip Zone) which are not shown on District Plan Maps, but are available (insert location here). Plan users should consult these maps to advise of any known hazards on a particular site. The presence of such hazards may not necessarily preclude development on a site, but may indicate that geotechnical and/or other engineering reports may be required in support of any building consent application.</u></p>	<p>F001 Powerco Limited: support in part</p> <p>F002 Horizons Regional Council: support in part</p>

Submitter	Relief sought	Further submissions
<p>015 Horizons Regional Council</p>	<p>That the first advice note in Section B8 – Natural Hazards is amended as follows:</p> <p><u>Note: there may be natural hazards affecting properties that are not included in the District Plan. Please consult Rangitikei District Council and the Regional Council for additional hazard information.</u></p> <p>That the second advice note in Section B8 be retained as drafted.</p>	<p>F003 Federated Farmers of New Zealand: support</p>

6.3.6.2 Issues in Contention

112. The Council initiated a pre-hearing meeting with submitters where refinements to the advice notes were discussed and agreed. There are no remaining issues in contention.

6.3.6.3 Assessment and Reasons

113. I agree with the evaluation and recommendations made in section 19 of Ms Gray's s42A Report and adopt them for the purposes of my decision. The advice notes proposed are clear and provide a useful reference for people who are considering undertaking development or establishing activities in areas where natural hazards may be present. Given the Plan Change removes a number of the natural hazard overlays, providing direction to where that information can now be found is important. It assists with natural hazard avoidance and mitigation through other mechanisms such as the provisions of information, education and the control of building development through the Building Act processes.

6.3.6.4 S32 Considerations

114. The amendments made to the advice notes through the pre-hearing process increase the certainty of the provisions and therefore improve the effectiveness of the provisions compared with their notified wording.

6.3.6.5 Conclusions

115. That the Plan Change be amended as recommended in Ms Gray's s42A report.

6.4 Building Setbacks – Residential Zone

6.4.1 Introduction

116. This section of the decision addresses the following aspects of the Plan Change:

- a. Removal of the exclusion of 'accessory buildings' from Rule B2.1-2 in relation to daylight setbacks
- b. Removal of the 20 metre building setback from a Rural zone boundary (Rule B2.2-1(e))

6.4.2 Submitters

Submitter	Relief sought	Further submissions
008 Robert Snijders	Daylight setback – this provision should include sunlight, be amended to 2.4 metres to be consistent with other local authorities and that all buildings should be included in the daylight setback rules,	

Submitter	Relief sought	Further submissions
	<p>including accessory building.</p> <p>Building setback rules need to consider Right of Ways adjacent to habitable rooms with windows. Questions whether a bathroom is a habitable room. Requests the definition of habitable rooms is clarified then related back to the building setback rule.</p> <p>Clear diagrams should be used.</p>	<p>F003 Federated Farmers of New Zealand: support</p>
<p>013 GV Calkin</p>	<p>Amend the 3 metre setback as it is too restrictive.</p>	

6.4.3 Issues in Contention

117. Mr Snijders has requested that the starting height for the recession plane measurement when determining maximum building height in relation to a site boundary should be increased from 2.0 metres to 2.4 metres.
118. Mr Snijders also requested that the definition of ‘habitable room’ is amended to refer to bathrooms, and that setbacks of habitable rooms from right of ways is considered. Mr Calkin also requested amendments to the 3 metre building setback from a window to a habitable room.

119. The Council's Planner, Ms Gray, considers that the requested changes to the 3 metre setback requirement in the Plan are not 'on' the Plan Change and therefore should be rejected. She sums up her position at paragraph 8.17 of her s42A Report where she states:

'The submission points do not address a change to the status quo advanced by the proposed Plan Change. The only amendment proposed for boundary setbacks in the Residential zone are between the Residential and Rural zones, not related to the 3 metre setback for habitable rooms. As there was no proposal to amend this provision, it is unlikely people with an interest would have had an effective opportunity to participate. I consider submission points are unable to meet the tests identified in Section 6 of my report and are not 'on' the Plan Change, and should be rejected.'

120. Ms Gray also considers that Mr Snijders' requested change to the recession plane starting height from 2.0 meters to 2.4 metres is not 'on' the Plan Change²⁴. She states that:

'The amendments to the status quo was only for accessory buildings. I consider the submissions point is not able to meet the first of the Clearwater tests and cannot be considered to be 'on' the Plan Change.'

6.4.4 Assessment and Reasons

121. Ms Gray agrees with the submission point of Mr Snijders in relation to the use of diagrams to assist with interpretation of the rule and has recommended the addition of a diagram that demonstrates the daylight setback rule. While such a diagram was not proposed in the Plan Change as notified and could therefore be considered to not be 'on' the Plan Change, it does not make a change to the rule itself or the way in which the rule functions. It is in reality an explanatory statement that assists with the efficient interpretation and application of the rules of the Plan. For those reasons, I agree with Ms Gray and Mr Snijders that the diagram should be added and that it will assist in interpreting the rule.
122. I also agree with Ms Gray's analysis of the submission points requesting both a change to the starting height for the recession plane angle (Mr Snijders' submission) and a change to the building setback for a dwelling containing a habitable room. Both of these requests

²⁴ Para 3.6 of Katrina Gray's Post hearing feedback in response to requests from the Commissioner. Dated 7 July 2016.

relate to provisions that were not reasonably within the scope of the Plan Change in relation to setbacks. The clearly stated purpose of the Plan Change in relation to residential setbacks was limited to removing the 20 metre setback from a Rural Zone boundary and removal of the exclusion of accessory buildings. The Council did not propose changes to any other setbacks for dwellings within the Residential Zone. Given the high number of residents of the District that are likely to be interested in the potential effects of changes to setbacks that may adversely affect residential amenity, it would be unreasonable to allow for such a change without broad opportunity for public engagement.

123. As there were no submissions received on the removal of B2.2-1(b) that provided for a 20 metre setback from a Rural Zone boundary, the change as notified is approved.

6.4.5 S32 Considerations

124. The insertion of an explanatory diagram provides a benefit to Plan users by assisting with efficient and effective interpretation of the provisions. This is likely to reduce costs to both applicants and the Council as it will reduce or avoid time and cost associated with Council officers being called upon to assist with interpreting the rules of the Plan (which Ms Gray stated happens regularly with this particular rule).

6.4.6 Conclusions

125. The requested changes to the boundary setbacks and recession plane height are not 'on' the Plan Change and are therefore not accepted.
126. The requested addition of an explanatory diagram for the height recession plane rules is accepted on the basis that it improves the efficiency of plan interpretation and administration without affecting the substance of the rules to which it relates.
127. The proposed removal of the 20 metre Rural Zone boundary setback requirement and amendment to Rule B2.1-2 to delete the exclusion of accessory buildings from having to meet the setback requirements are accepted as notified.

6.5 Villages - Rezoning for Commercial and Residential Activities

6.5.1 Introduction

128. The components of the Plan Change that this section of the decision addresses are:

- a. Commercial zoning of properties in Turakina, Mangaweka, Utiku and Ohingaiti/
- b. Retail activities as permitted in the Residentially zoned areas of Scotts Ferry, Koitiata, Turakina, Mangaweka, Utiku, Ohingaiti and Mataroa/
- c. Removal of retail shopping core from Turakina

6.5.2 Submitters

Submitter	Relief sought	Further submissions
010 Lyn Watson	States that there is a subdivision plan already approved for the site to be changed from 2 to 3 lots and both are commercial.	
015 Horizons Regional Council	Clause k) of Rule B2 be retained as drafted.	
021 JP Baker	Section 8 Onslow Street West Lot 55 DP 556 of Ohingaiti be rezoned to commercial.	
022 Paul Hoyle	Section 8 Onslow Street West Lot 55 DP 556 of Ohingaiti be rezoned to commercial.	
023 Michael Maher	Part section 119 Township of Mangaweka 442/1 and Lot 22 DP 63262 33A/409 (6 and 8 Raumaewa Road, Mangaweka) be rezoned to commercial.	

Submitter	Relief sought	Further submissions

6.5.3 Issues in Contention

129. Mr Baker, Mr Hoyle and Mr Maher have asked via their submissions that their properties in Ohingaiti and Mangaweka respectively be rezoned to Commercial. Ms Gray has inferred from Lyn Watson’s submission that the submitter has requested that Section 67 Township of Mangaweka be rezoned to Commercial. Ms Gray’s recommendation on these requested zoning changes is that they are not ‘on’ the plan change²⁵.

6.5.4 Assessment and Reasons

130. Mr Hoyle and Mr Maher appeared at the hearing in Marton and described the current activities and buildings that are on their sites and Mr Baker’s site. In the case of Mr Maher’s property (6 and 8 Raumaewa Road, Mangaweka), I was told by Mr Maher that there is a log cabin style building that had previously been used as a motel up until about a year ago, and has since been used as a standard dwelling. Mr Hoyle described the buildings on his and Mr Baker’s properties in Ohingaiti as containing buildings that are used for maintenance on hay contracting equipment and for a light engineering business. Mr Hoyle said his preference was for the site to be zoned for light manufacturing or industrial use. None of the submitters presented evidence that assessed the potential effects of such a zoning change on the neighbouring and nearby properties or on the wider form and function of the villages.

131. The desire of the submitters to have their land rezoned to a zone that provides for commercial and/or industrial activities as permitted activities open up potential opportunities for alternative uses and economic development. However, the process by which rezoning occurs should be one that ensures that people who may be adversely affected by a more permissive regime for activities that have the potential to cause adverse effects, have a reasonable opportunity to be aware of the change and to participate in the planning process as submitters. By introducing rezoning via a submission on a plan change that did not foreshadow such a zoning change when it was notified precludes neighbours

²⁵ Paras 10.18 to 10.21 of Ms Gray’s s42A Report

and other affected parties the opportunity to consider the change and submit. I therefore consider that the requested zoning changes are not 'on' the Plan Change and are not accepted.

132. There may be significant merit in rezoning the properties identified by the submitters, however that assessment should be made through a proper plan change process that involves an appropriate assessment of the proposal in accordance with s32 of the Resource Management Act 1991, and where the proposed changes are notified to people who may be affected by them.

133. In terms of the other changes promoted in the Plan Change (Retail activities as permitted in the Residential zoned areas of Scotts Ferry, Koitiata, Turakina, Mangaweka, Utiku, Ohingaiti and Mataroa/ and Removal of retail shopping core from Turakina), no submissions were received that opposed or requested changes to the provisions as notified. Horizons Regional Council submitted in favour of enabling retail activities in the Residential Zone areas of Scotts Ferry, Koitiata, Turakina, Mangaweka, Utiku, Ohingaiti and Mataroa. I agree with the observation in the submission from Horizons that development in these areas that is subject to natural hazards will be required to meet the Natural Hazards rules of the Plan.

6.5.5 S32 Considerations

134. No substantive changes to the provisions as notified are proposed so no further assessment is required by s32AA.

6.5.6 Conclusions

135. The submissions that request additional properties in Mangaweka and Ohingaiti be zoned as Commercial are not 'on' the Plan Change and are therefore not accepted. The Plan Change provisions are therefore approved as notified subject to minor wording amendments to improve clarity and certainty.

6.6 Commercial Zone – Activity Setbacks

6.6.1 Submitters

Submitter	Relief sought	Further submissions
008 Robert Snijders	All manufacturing should be screened from customers on	

Submitter	Relief sought	Further submissions
	health and safety grounds; however, the screening could be clear glass which could enhance a customer's experience.	

6.6.2 Issues in Contention

136. As summarised in Ms Gray's s42A report at paragraph 10.35 and 10.36, pre-hearing discussions between Council officers and Mr Snijders on this submissions point resulted in agreement being reached in relation to minor re-wording of Rule B4.2-2.

6.6.3 Assessment and Reasons

137. The re-wording of Rule B4.2-2 proposed by Ms Gray in her s42A Report²⁶ reflects Mr Snijder's submission that manufacturing activities do not necessarily need to be screened from view, only that, in his opinion, there needs to be some separation between them and the public. Mr Snijders expanded on his rationale for his preference for a setback instead of screening at the hearing, and observed that manufacturing activities can provide diversity and interest to the town centre, particularly where they are associated with the direct sale to customers of the resulting products. I agree that in many cases it would be of benefit, or at least of no adverse effect, for manufacturing activities to be visible within a building in the retail core of towns in the Rangitikei District. This reflects one of the underlying purposes of the Plan Change, which is to enable diversity of activities within the Commercial Zone to stimulate economic activity.
138. I note that there is potential conflict between manufacturing activities and noise-sensitive residential activities (which the Plan Change permits in the Commercial Zone). However, there were no submissions that raised that as a potential issue.

²⁶ Para 10.38 of Ms Gray's s42A Report

139. As there were no submissions received on Rules B4.2-1 or B4.2-4, those changes are accepted, subject to some amendments to the wording to improve the clarity and certainty of the provisions. In relation to Rule B4.2-2, the changes agreed between Ms Gray and Mr Snijder are sufficiently clear. However, in response to a question of certain in terms of the note on Rule B4.2-2 that I posed to Ms Gray at the hearing, she has recommended that the note be removed. I agree that the note has little relevance to potential adverse effects – the number of full-time employees of a business have very little bearing on the effects a manufacturing activity may have in terms of visual, noise and other effects. Also, as a ‘note’ it does not form part of the rule and therefore has no legal effect. I have therefore deleted the note.

6.6.4 S32 Considerations

140. The amendments to the provisions improve the clarity and therefore support effective interpretation of the Plan. The change promoted by Mr Snijders to remove the requirement for screening and instead impose a setback for manufacturing activities is likely to have economic benefits in terms of enabling diversity within the retail shopping core. While there may be some cost to building owners where some space at the front of a building is not able to be used for manufacturing activities, it is likely that this effect will be minimal as it provides an opportunity for ancillary retailing or customer engagement. Enabling manufacturing within the Commercial Zone promotes economic and employment opportunities in the town centre.

6.6.5 Conclusions

141. The changes to Rules B4.2-1 to B4.2-4 are accepted subject to amendments set out above and minor wording changes to improve clarity and certainty.

6.7 Commercial Zone – Residential Activities

6.7.1 Submitters

Submitter	Relief sought	Further submissions
015 Horizons Regional Council	Support the proposed change to clause h) of the Commercial zone	

Submitter	Relief sought	Further submissions
	<p>permitted activities. Properties at risk of flooding will be subject to the additional natural hazard rules in section B8. Note the potential for issues to arise if commercial properties with a 300mm freeboard are converted to residential use which have a 500mm freeboard requirement.</p>	
<p>020 Carolyn Bates</p>	<p>Support changes which will allow people to live above business premises. People living in businesses provide passive security for an area.</p>	

6.7.2 Issues in Contention

142. Both submitters support the proposed Plan Change in relation to allowing residential use in the Commercial Zone as a permitted activity. Issues relating to the potential effects of allowing residential activity in the Commercial Zone and the potential risk associated with flooding is addressed in more details in Section 6.3.2 *Flooding – Buildings with Natural Hazard Areas 1 and 2* of this report

6.7.3 Assessment and Reasons

143. The concept of allowing residential use within the Commercial Zones encourages a mixed use environment that has the potential to increase economic activity in town centres. It offers an additional income stream for building owners, potentially increases retail and

entertainment activity, and offers benefits with increased passive surveillance of commercial areas. Overall, submitters support the Plan Change for these reasons.

144. Much of the town centre of Marton is within Natural Hazard Area 1 and 2 (Flooding). Permitting residential activities within existing buildings in these areas potentially increases the risk associated with the flooding hazard. Refer to section 6.3.2 *Flooding – Buildings with Natural Hazard Areas 1 and 2* of this decision for analysis of the flood hazard aspect to this proposed change. To summarise, my decision on the natural hazard rules that control land use in flood hazard areas is that it is appropriate that conversion of existing commercial buildings to occupied uses such as residential activities should be given the same level as scrutiny as establishing the same activity in a new building. Whether the building is new or old makes little difference to the risk to property and life that significant flooding poses.
145. The result of my decision in relation to flood hazard management is that, while the proposed change to permitted activity (h) in B4 Commercial Zone rules is appropriate for the reasons set out above, any change of use of an existing building to accommodate residential activity is subject to the natural hazard rules in B8.1 (permitted activities in Natural Hazard Area 2 (Flooding), which require the occupied space to have a minimum flood level above the 0.5% AEP flood level (plus freeboard). As Ms Gray notes in her s42A Report²⁷, in many cases residential activity is likely to occur on the upper floors of commercial buildings and will therefore meet the requirements of Rule B8.1-2.

6.7.4 S32 Considerations

146. No changes to are made to the provision as notified.

6.7.5 Conclusions

147. For the reasons set out above the change to allow for residential activity as a permitted activity in the Commercial Zone is accepted as notified.

²⁷ Para 10.47 of Ms Gray's s42A Report

6.8 Rural Zone – Setbacks for Buildings and Structures

6.8.1 Submitters

Submitter	Relief sought	Further submissions
008 Robert Snijders	Questions whether dwelling setbacks will affect land that already has consent. States that mutual consent to waive setbacks could be more appropriate.	F003 Federated Farmers of New Zealand: support in part
014 GV Calkin	Reduce the 20 metre setback to 5 metres.	F003 Federated Farmers of New Zealand: support
017 Federated Farmers of New Zealand	<p>Rule B6.1-1 – Building Setback – Amend as follows:</p> <p>On sites that contain 5,000m² or more all buildings must not be located any closer than:</p> <p>Rule B6.2-1 – Dwelling Setback – Amend as follows:</p> <p>On sites that contain less than 5,000m² or more all dwellings must not be located any closer than:</p> <p>Rule B6.2-2 – Dwelling Setback – Amend as follows:</p> <p>On sites that contain 5,000m² or more all dwellings must not be located any closer than:</p>	F003 Federated Farmers of New Zealand: support

Submitter	Relief sought	Further submissions
	Adopt B7.1-1, B7.2-1 and B7.5-1 as notified.	
018 New Zealand Transport Agency	<i>Submission point withdrawn</i>	F003 Federated Farmers of New Zealand: oppose
020 Carolyn Bates	Support the reduction in setbacks to allow buildings to be positioned closer to boundaries. This will provide improved access for delivery vehicles.	

6.8.2 Issues in Contention

148. A number of the issues raised in submissions were resolved between the parties at pre-hearing meetings. The key matter that remains outstanding is whether there should be a lesser setback provided for extensions to existing buildings where the existing building is inside the permitted activity setback.

6.8.3 Assessment and Reasons

Reduction of the setback from 20m to 5m for dwelling extensions on sites larger than 5,000m²

149. Mr Calkin requested that extensions to existing dwellings that are already within the specified boundary setback distances should only have to meet a 5 metre setback rather than the full 20 metres for new dwellings. I understand the logic behind Mr Calkin's request, in that a dwelling that is already close to a boundary is part of the existing environment and extending that building could be regarded as a minor change to the status quo. I also understand the observation that Mr Matthews, who spoke at the hearing on behalf of Federated Farmers, made which was that in a number of situations in the hill country, the only area of land suitable for building is immediately next to a road or another property boundary and therefore landowners have no alternative other than to apply for resource consent.

150. However, I agree with Ms Gray's assessment that to permit extensions to buildings that would increase the level of non-compliance with the permitted activity standard has several potential consequences. It would establish a permitted baseline that resource consent applicants could benefit from, the effect of which is that it would erode the protection that the setback approach offers both dwelling residents (minimising the potential to receive adverse effects) and neighbouring property owners (minimising the potential for reverse sensitivity effects and loss of amenity). Such an approach could also result in significant adverse effects both on the amenity of neighbouring property owners and on the rural character, particularly where the maximum size of an extension is not controlled. To permit such effects would not be consistent with achieving the objectives of the Plan, in particular Objective 6

Maintain the largely primary production qualities of the Rural Zone and manage land use so that character and amenity values are not compromised.

151. On that basis, I agree with Ms Gray's recommendation that the submission points requesting a reduction of boundary setbacks for extensions to existing dwellings should not be accepted.

Alternative use of recession planes

152. At a pre-hearing meeting between Council officers and submitters, agreement was reached between Federated Farmers and the Council that an alternative wording for Rule B6.1-1(a) and (b) and B7.1-1(a) and (b) should be adopted, which is easier to interpret than the current wording. I understand from the pre-hearing notes (Appendix 7 of Ms Gray's s42A Report) and Ms Gray's comment at paragraph 12.32 is that 'the alternative use of a recession plane was discussed and agreed'.

153. Having examined the two rules in question, I agree that they are a rather complicated way of describing what is effectively a recession plane effect. Both (a) and (b) describe building height as a 1 to 1 height to boundary ration beyond 5 metres of the applicable boundary. The wording recommended by Ms Gray (her new B6.2) accurately captures this setback approach in a much clearer way. However, the provision proposed by Ms Gray introduces the phrase 'except those used for intensive farming'. Intensive farming is not referred to in either of the original rules that were remodelled to form the new rule, and there are no other permitted activity rules specifying setbacks for intensive farming in the Rural Zone rules. Intensive farming is expressly listed as a restricted discretionary activity in Rule B7.15-

4 and a discretionary activity in Rule B6.10-6(b). As such, the phrase excluding intensive farming from having to meet the setbacks is redundant.

Existing resource consents

154. I agree with Ms Gray's response to the question posed by Mr Snijders in relation to the effect of the change to the provisions on existing resource consents²⁸. This is provided for by s9(3) of the Resource Management Act 1991.

Re-drafting of rules to improve clarity

155. I agree with the recommendations made by Federated Farmers that there are a number of improvements that can be made to the drafting of the rules to make them clearer and more certain. The amendments that Ms Gray has recommended based on the suggested wording in the Federated Farmers submission is a significant improvement and is accepted.

6.8.4 S32 Considerations

156. The changes to the provisions subsequent to notification of the Plan Change do not affect the provisions in a substantive way, however they do improve the effectiveness of the Plan through increased certainty.

6.8.5 Conclusions

157. The changes are approved subject to minor amendments to improve the certainty and clarity of the provisions.

6.9 Rural Zone – Setbacks for Network Utilities

6.9.1 Submitters

Submitter	Relief sought	Further submissions
006 Powerco Limited	Amend the exemption statement in Rules B6.1 and B7.1 to clarify that the building setback provisions	F003 Federated Farmers of New Zealand: support in part

²⁸ Para 12.34 of Ms Gray's s42A Report

Submitter	Relief sought	Further submissions
	do not apply to network utilities as follows. [alternative wording proposed].	

6.9.2 Issues in Contention

158. There are no issues in contention on this matter.

6.9.3 Assessment and Reasons

159. *B1.12 Network Utilities* of the Plan states the following:

The specific zone rules do not apply to network utilities, which are subject only to the requirements of section B1.12 of this plan. The exception is that the Residential Zone rules in relation to height*, daylight setback* and building setback apply to network utilities* (except masts* and poles) on Residential Zone land and on any site directly adjoining Residential Zone land.*

160. I agree in part with Powerco Limited’s analysis in its submission that B1.12 states that the zone rules do not apply to network utilities. However, there is an exception to the exclusion which says that the Residential Zone rules apply to network utilities on Residential Zone land *and on any site directly adjoining Residential Zone land*. This could include land within road reserve, but it could also include land within another zone, including the Rural Zone or Rural Living Zone. Notwithstanding that clarification, B1.12 implicitly says that the rules in the Rural Zone do not apply to network utilities in the Rural Zone (and likewise for the Rural Living Zone). On that basis, I accept the approach agreed between Council officers and Powerco as set out in Ms Gray’s s42A Report²⁹.

161. While the change agreed between the Council officers and Powerco affects a provision that was not specifically amended in the notified Plan Change, I am comfortable with the change on two grounds:

²⁹ Para 12.12 of Ms Gray’s s42A Report

- a. It is consequential to the change to the boundary setback provisions that were proposed to be changed and which, when reading Rules B6.1 and B7.1 in isolation, would have applied to network utilities on sites greater than 200 square metres.
- b. Deletion of the network utilities exclusion text from B6.1 and B7.1 corrects what appears to be an error in the Plan, whereby rules are included but are not intended to apply (as per B1.12). However, I note that there are a number of other rules within the zone rules that relate to network utilities (e.g. the following is listed as a permitted activity in the Rural Living Zone rules '*e) network utility* activities, associated structures^, and any minor upgrading* of structures.*'), which creates significant confusion as to which rules actually apply.

6.9.4 S32 Considerations

162. The removal of the exclusion component of Rules B6.1 and B7.1 addresses a conflict between provisions in the Plan and therefore improves the effectiveness and certainty of the provisions. Because the provision that is changed was intended to have no actual effect, the removal of it is neutral in terms of costs and benefits and the degree to which it achieves the objectives of the Plan.

6.9.5 Conclusions

163. The agreement reached between the submitter and the Council officers to remove the exclusion clause from Rules B6.1 and B7.1 is accepted.

6.10 Rural Zone – Setbacks for Effluent Management Facilities

6.10.1 Submitters

Submitter	Relief sought	Further submissions
015 Horizons Regional Council	<p>That an advice note be added beneath permitted activity standard B6.3 and B7 as follows:</p> <p><u>Note: Plan users are encouraged to consult with the</u></p>	

Submitter	Relief sought	Further submissions
	<p><u>Regional Council regarding any additional regional rules and standards that may apply, including requirements for onsite wastewater discharges.</u></p>	
<p>017 Federated Farmers of New Zealand</p>	<p>Rule B6.4 and 7.4 – Location of Effluent Storage and Treatment Activities – Amend as follows:</p> <p>All areas used for the storage and treatment of effluent generated from primary production activities must meet the following separation distances:</p> <ul style="list-style-type: none"> a) 300 metres from any residential boundary dwelling, marae or place of assembly <u>located on a property under separate ownership.</u> b) 55 metres from any road boundary c) 50 metres from any river, lake, or wetland, and d) 80 metres from any other boundary 	<p>F002 Horizons Regional Council: support in part</p>

6.10.2 Issues in Contention

164. The amendment as notified in the Plan Change was not opposed by any submitters, with submission points focussed on refining the management approach and adding in greater certainty around the roles of the Regional Council and District Council in managing land use and discharges associated with effluent storage facilities. The primary issue in contention is the request by Federated Farmers of New Zealand to remove the additional setback requirements of the rule which relate to road boundaries, rivers, lakes and wetlands, and other boundaries. Ms Gray considers that those requested changes are not 'on' the Plan Change (see paragraph 12.53 of Ms Gray's s42A Report for her rationale).

6.10.3 Assessment and Reasons

165. Given that there were no submissions opposing the change from 'residential boundary' to 'dwelling' as the entity from which setbacks are applied in Rule B6.4(a) and B7.4(a), the change is accepted as notified.

166. In relation to the advice note proposed by Horizons in its submission, I agree with and adopt Ms Gray's analysis:

*The advice note proposed by Horizons does not seek to change the intent of the Plan, and will improve usability for plan users. I consider it is appropriate and should be accepted.*³⁰

167. I also agree with the recommended change to include the words 'located on a property under separate ownership'. This is clearly the intention of the rule; requiring consent for an activity where the effects of the activity are on the applicant's own amenity would be an unnecessary process (the applicant would simply provide their written approval to the proposal and the Council would not be able to consider the adverse effects on the applicant).

168. While the request by Federated Farmers of New Zealand to remove additional setback requirements from the rule because they address matters that appear to relate more to Regional Council functions, I agree with Ms Gray's analysis and findings in terms of whether the request is 'on' the Plan Change. The implications and appropriateness of removing the

³⁰ Para 12.51 of Ms Gray's s42A Report

setback provisions has not been fully evaluated and the proposed changes have not been fully exercised through public consultation. While I acknowledge the point Ms McGregor makes in her evidence³¹ that Federated Farmers, as a membership body, represents the interests of its farmer members and therefore offers a reasonable representation of farmer opinion on this matter, the Federation does not represent all farmers nor does it represent landowners and members of the community who are neither farmers nor members.

169. I also do not agree with Ms McGregor's argument at paragraph 5.8 of her evidence that because it is not clear what the purpose of the provisions is, and that the Council has not clarified what the purpose of the provisions is, that this is justification for removing them. I consider that the contrary actually applies; because it is not clear what the purpose of the provisions is, removing them without first investigating and evaluating them risks undermining the effectiveness of the Plan. There has been no s32 analysis applied to those provisions as part of the Plan Change, as the provisions were not within the scope of the Plan Change. I do not have sufficient information before me, notwithstanding my reservations about public participation, to make a reasonable assessment of the appropriateness of removing the provisions at this stage in the process. Therefore, I consider that, irrespective of the possible merit of the requested change, those additional setbacks should not be deleted as part of this Plan Change.

6.10.4 S32 Considerations

170. The proposed amendments that differ from the Plan Change as notified have minimal effect on the substances of the rules. The additions do however improve the efficiency of the Plan by improving interpretability and certainty.

6.10.5 Conclusions

171. The Plan Change is approved as notified subject to the following additions:

- a. Include an advice note directing Plan users to consult with Horizons Regional Council.

³¹ Para 5.7 of Kirsty McGregor's Statement of Evidence

- b. Add the phrase 'located on a property under separate ownership'.

7 Other Matters

7.1 Removal of Buildings

7.1.1 Submitters

Submitter	Relief sought	Further submissions
<p>007 New Zealand Institute of Architects Western Branch</p>	<p>An advice note be included in Rule B1.17 as follows:</p> <p><u>Advice Note: Consent under the Building Act may be required for the demolition or removal of buildings.</u></p> <p><u>Please refer to Schedule 1 of the Building Act 2004 or contact a Council Building Officer for advice.</u></p>	

7.1.2 Issues in Contention

172. There are no issues in contention.

7.1.3 Assessment and Reasons

173. I agree with the assessment made by Ms Gray in her s42A Report in relation to this matter. The advice note recommended by the submitter will assist Plan users understand the interaction between the District Plan and the Building Act 2004 requirements.

7.1.4 S32 Considerations

174. There are no s32AA considerations.

7.1.5 Conclusions

175. Amend the Plan Change to insert the advice note as requested by the submitter.

7.2 Building Heights

7.2.1 Submitters

Submitter	Relief sought	Further submissions
008 Robert Snijders	The height of buildings should be restricted to those surrounding it. The dwelling at 8 Pukepapa Road is a good example where a building has affected neighbouring dwellings.	

7.2.2 Issues in Contention

176. Mr Snijders seeks a change to the building height controls in the Plan. Ms Gray, planner for the Council, is of the opinion that amendments to the provisions governing building height are outside the scope of the Plan Change.

7.2.3 Assessment and Reasons

177. Mr Snijder's requested change appears to relate to Policy A1-2.4 *Control the height* and location of buildings* in the Residential Zone to maintain amenity*[^]. The only change that was proposed to the policies for the Residential Zone is to delete Policy A1-2.5, which relates specifically to the control of signs within the Residential Zone. I therefore agree with Ms Gray that the submission point is not *on* the Plan Change.

7.2.4 S32 Considerations

178. No changes to the provisions are being made.

7.2.5 Conclusions

179. The submission point is not accepted as it is not on the Plan Change.

7.3 Earthworks

7.3.1 Submitters

Submitter	Relief sought	Further submissions
019 Heritage New Zealand	Amend reference to Heritage New Zealand Pouhere Taonga Act 2014 and replace the term “modify, damage or destroy” with “modify or destroy”.	

7.3.2 Issues in Contention

180. None.

7.3.3 Assessment and Reasons

181. The requested change is to update the reference in the Plan to reflect the new national heritage agency, Heritage New Zealand, and to reflect the enactment of the Heritage New Zealand Pouhere Taonga Act 2014. This change is a minor administrative change and is accepted. By removing the term ‘damage’, the effect of the rule remains unchanged; damaging an archaeological site is a form of modification.

7.3.4 S32 Considerations

182. No further assessment under s32AA is necessary.

7.3.5 Conclusions

183. Amend the Plan Change as requested by the submitter.

7.4 Matters of Discretion – Marae and Community Facilities

7.4.1 Submitters

Submitter	Relief sought	Further submissions
018 New Zealand Transport Agency	Retain B2.11-3h) bullet point two as notified.	

7.4.2 Issues in Contention

184. None.

7.4.3 Assessment and Reasons

185. The submitter supports the proposed addition of matters of discretion relating to restricted discretionary consents for new marae and community facilities. The addition of the matters of discretion included in the Plan Change resolves an existing gap in the operative Plan provision.

7.4.4 S32 Considerations

186. None

7.4.5 Conclusions

187. Amend the Plan as proposed.

7.5 Building Setbacks – Education Zone

7.5.1 Submitters

188. No submissions were received

7.5.2 Issues in Contention

189. None

7.5.3 Assessment and Reasons

190. I agree with the assessment set out in Ms Gray's s42A report.

The proposed change to require accessory buildings to comply with daylight setback requirements is consistent with the objectives and policies for urban amenity and the Education zone which seek to ensure amenity values are retained. The 20 metre building setback from Rural zone boundaries is restrictive for the Education zone. There is unlikely to be reverse sensitivity issues that affect the Education zone.³²

7.5.4 S32 Considerations

191. None

7.5.5 Conclusions

192. Amend the Plan as proposed.

7.6 Commercial Zone – Pedestrian Verandas

7.6.1 Submitters

Submitter	Relief sought	Further submissions
017 Federated Farmers	<p>Rule B4.4 Pedestrian Veranda – Amend as follows:</p> <p><u>All permanent buildings set back from the road in the case of retail activities within the retail shopping core which may be set back from the road frontage shall provide a veranda a veranda must be provided along the</u></p>	

³² Para 9.3 of Ms Gray's s42A Report

Submitter	Relief sought	Further submissions
	<p>main frontage of the building, where pedestrians gain entry. To the building, or where practicable, in any other case.</p>	

7.6.2 Issues in Contention

193. Federated Farmers of New Zealand have requested that the rule is redrafted to be clearer and more certain.

7.6.3 Assessment and Reasons

194. The proposed amendment requested by the submitter achieves the desired outcome of clarifying the rule.

7.6.4 S32 Considerations

195. The change to the drafting of the rule retains the intent of the rule as notified, but improves the clarity and therefore results in a more efficient provision. This increased certainty minimises the transaction cost for Plan users, and should avoid unnecessary resource consents being required as a result of misinterpretation.

7.6.5 Conclusions

196. Amend the Plan Change as requested by the submitter.

7.7 Industrial Zone – Relocated Buildings

7.7.1 Submitters

197. No submissions were received.

7.7.2 Issues in Contention

198. None.

7.7.3 Assessment and Reasons

199. Ms Gray sets out a summary of the change and the reasons for it. I agree with her assessment.

7.7.4 S32 Considerations

200. There are no changes to the provisions as notified.

7.7.5 Conclusions

201. The provisions are approved as notified.

7.8 Transportation – tracking curves and green strip

7.8.1 Submitters

Submitter	Relief sought	Further submissions
008 Robert Snijders	Tracking curve does not appear correct. Should be an example for a milk tanker and trailer.	

7.8.2 Issues in Contention

202. Mr Snijders seeks that the tracking curves should be checked and corrected. Ms Gray considers that this relief is not 'on' the Plan Change.

7.8.3 Assessment and Reasons

203. The submission point by Mr Snijders relates to a provision in the Plan that was not the subject of the Plan Change. I agree with Ms Gray’s assessment of this submission point³³. The relief sought is not ‘on’ the Plan Change.

204. There were no submissions received on the change to Rule B9.12-6, which inserts a requirement for a ‘green strip’ to be placed between any parking area in the Retail Shopping Core and a road or footpath. There is no description or definition of what a ‘green strip’ is and could simply be a painted green strip on the ground surface. I expect that a painted strip was not what the Council intended when it proposed the provision, and instead anticipated a grassed or planted strip. I have therefore amended the provision to be more specific and refer to a ‘vegetated strip’.

7.8.4 S32 Considerations

205. The changes I have made to Rule B9.12-6 are to improve the certainty and therefore the effectiveness on the provision to better achieve the objectives of the Plan. I do not consider that there are any additional costs associated with the change, as a reasonable person reading the provision as notified would have anticipated that the term ‘green strip’ referred to a vegetated strip. The change simply removes ambiguity and the potential for an interpretation argument.

7.8.5 Conclusions

206. The submission by Mr Snijders in relation to turning circles is not ‘on’ the Plan Change and is therefore not accepted. Rule B9.12-6 is approved as notified subject to replacing ‘green strip’ with ‘vegetated strip’.

7.9 Definitions – Buildings

7.9.1 Submitters

Submitter	Relief sought	Further submissions
017 Federated Farmers of New Zealand	Farm sheds be re-instated in the definition of buildings.	

³³ Para 13.3 of Ms Gray’s s42A Report

7.9.2 Issues in Contention

207. The Plan Change proposes to remove 'farm sheds' from the list of structures that are excluded from the definition of 'building' in the Plan. The change has been proposed to ensure that setback rules, natural hazard rules, and height in relation to boundary rules apply to farm sheds as well as other buildings.
208. Federated Farmers of New Zealand is concerned that by removing the exemption, significant constraints will be placed on their members who would otherwise have been able to erect a shed without needing to comply with setback rules or apply for resource consent.
209. Ms Gray is of the view that the effects of some farm sheds can be significant and that the rules of the Plan need to apply to them as they do to other structures to ensure that those adverse effects are avoided, remedied or mitigated, either by meeting permitted activity standards or resource consent conditions.
210. The differences between the Council and the submitter were not resolved at pre-hearing meetings.

7.9.3 Assessment and Reasons

211. The current exclusion of 'farm sheds' from the definition of 'building' in the Plan has the effect of excluding those types of buildings from having to meet the rules that control the actual and potential adverse effects of buildings. This is particularly relevant when considering the effectiveness of rules that are designed to manage the effects of natural hazards and effects on amenity. The term 'farm shed' is not defined in the Plan and the normal meaning would suggest that it could include anything from a small pump shed through to a large woolshed or covered yards. In the case of the former, the potential adverse effects are unlikely to be more than minor on the likes of flood flows or the amenity of neighbouring property owners. However, a large structure such as a woolshed or an implement shed located across a flood flow path or up against a property boundary has significant potential to cause adverse effects. For the Council to not manage such adverse effects through the District Plan would not be consistent with achieving the Purpose of the Resource Management Act 1991.

212. Mr Matthews who spoke at the hearing on behalf of Federated Farmers of New Zealand expressed the opinion that farmers would always consult with their neighbours before establishing a building on their property that might affect their neighbour. In his opinion, because of this 'unwritten code' between farmers, regulation of farm buildings in the District Plan is unnecessary. While I agree that many farmers, like any other members of the community, would be proactive in discussing a new building with their neighbours and seek to address any concerns that their neighbour may have, the reality is that this does not always happen for a wide variety of reasons.
213. The proposed removal of the 'farm shed' from the definition does not prohibited farm sheds from being established on farms as a permitted activity. It simply establishes some limited parameters that such sheds must meet. In the case of boundary setbacks, that means that a new farm shed would need to be located only 5 metres from a property boundary to meet the permitted activity standards. Even if a lesser boundary setback was required, the shed would require resource consent but that would be granted where any adverse effects were able to be avoided, remedied or mitigated. If there were actual and potential adverse effects on a neighbour of a shed being erected close to a boundary, if Mr Matthews' assumption is correct, the person proposing to building the shed would have already engaged with the potentially affected neighbour and either obtained their approval or moved the shed beyond the 5m setback (in which case consent would not actually be required). If a neighbour considers that they *would* be significantly adversely affected by a shed within 5 metres of their boundary and does not provide written approval to the proposal, and the shed builder wishes to proceed with a resource consent application anyway, it would seem to undermine the veracity of the 'unwritten code' between farmers that Mr Matthews referred to.
214. Having considered the rules of the Plan that relate to buildings in the Rural Zone, I consider that there are very few constraints on people being able to establish buildings on production land. The primary situations where there are permitted activity standards affecting farm sheds is in close proximity to property boundaries, in areas affected by flooding, within 15 metres of a river, lake edge or wetland, and if the building is a relocated building. In most other cases, the establishment of a farm shed would be a permitted activity. I do not consider that the requirement for consideration of actual and potential adverse effects on a case-by-case basis through a resource consent process imposes an undue or unnecessary cost on land owners, particularly when taking into account the

potential costs on neighbours and others in the community if the potential adverse effects are not appropriately managed.

215. I agree with the recommended exclusion of farm sheds with floor areas up to 10m². However, I have changed the reference from 'plumbing' to 'sanitary fixture' based on an observation that Mr Matthews for Federated Farmers made at the hearing that a pump shed could contain plumbing but should still fall within the exclusion. I agree with Mr Matthews on that point. While 'sanitary fixture' is not defined in the Plan, it is defined in the Plumbers, Gasfitters, and Drainlayers Act 2006 as:

sanitary fixture—

- (a) means a fixture that is used, or intended to be used, for sanitation; and
- (b) includes a bath, a shower, a sink, a basin, a toilet pan, a bidet, a urinal, and a laundry tub

216. This definition is sufficiently narrow to exclude plumbing associated with farm infrastructure but would capture a building that contains a toilet or kitchen facilities.
217. I acknowledge the request from Federated Farmers of New Zealand to provide for streamlined and efficient resource consenting processes to be developed by the Council to minimise time and cost delays to resource users. There are significant opportunities for streamlining consent application and assessment processes and the Council officer's comment in the pre-hearing minutes that the Council is already progressing such improvement, is encouraging.

7.9.4 S32 Considerations

218. The only amendment that has been made to the Plan Change is the inclusion of the additional bullet point that excludes buildings on production land that have a floor area of no more than 10m². This addition allows for small buildings that are unlikely to have adverse effects on the environment and the proposed amendment therefore reduces the potential costs that would have otherwise been incurred for small buildings within boundary setbacks. While the number of farm buildings that are to be built within the boundary setbacks is unlikely to be significant (and therefore the potential cost saving resulting from the amendment are minimal), it nonetheless improves the efficiency of the Plan. The change, as proposed by the Plan Change and taking into account the modification

I have made in this decision, provides for the rules of the Plan to better achieve the Plan's objectives compared with the status quo.

7.9.5 Conclusions

219. The Plan Change is accepted as notified, subject to the following exclusion being added to the definition of 'building'"

For the purpose of building setbacks – a building on production land that has a maximum floor area of 10m² and does not contain any sanitary fixtures (as defined in the Plumbers, Gasfitters, and Drainlayers Act 2006).

7.10 Grammatical Errors and Cross References

7.10.1 Submitters

Submitter	Relief sought	Further submissions
<p>008 Robert Snijders</p>	<p>There are a number of spelling and grammatical errors that need to be addressed.</p> <p>Substitute Heritage New Zealand in all relevant locations.</p> <p>Avoid using words such as 'may' as this leads to misinterpretation – 'shall' and 'must' should be used.</p>	
<p>015 Horizons Regional Council</p>	<p>Amendments are required to the introduction section to remove references to 'discretionary' activities being the highest class of activity and to ensure non-complying is an</p>	

Submitter	Relief sought	Further submissions
	activity class defined in the District Plan	
019 Heritage New Zealand	<p>Update references to the Heritage New Zealand Pouhere Act 2014 and to specific sections within that Act as per the updated Ngati Apa (North Island) Claims Settlement Act 2010.</p> <p>Replace all references to Historic Places Trust with Heritage New Zealand Pouhere Taonga, which can be abbreviated to Heritage New Zealand following the first mention.</p>	F004 NZIA Western Branch: Support

7.10.2 Issues in Contention

220. The requested amendments to update references to new legislation, new entities, spelling corrections and corrections to the introductory text to reflect changes to activity status derived from the Plan Change are agreed by the Council.
221. Ms Gray does not support Mr Snijders' request to replace the word 'may' with 'must' or 'shall' in the Plan. As Ms Gray points out, Mr Snijders has not identified the provisions that he would like this change made to.

7.10.3 Assessment and Reasons

222. I agree that the reference and spelling errors should be resolved in the Plan Change, and the recommendations made by Ms Gray address these concerns. The Council is also able to

correct minor errors such as spelling at any time without having to notify the changes pursuant to Clause 20A of Schedule 1 of the Resource Management Act 1991.

223. In relation to Mr Snijders' request to replace 'may' with 'must' or 'shall', I agree with the sentiment that I believe Mr Snijders is expressing; which is to use words that are certain and avoid the use of discretion when drafting rules and, in some cases, policies. In considering the provisions that form part of the Plan Change, I have taken into account the effect of the wording of the provisions and have amended them where I consider ambiguity exists. I do not however consider that there is sufficient scope in the Plan Change to address any other provisions in the Plan that Mr Snijders may identify as needing more certain wording applied. That is a matter for a future review of those provisions.

7.10.4 S32 Considerations

224. The changes made to the provisions are minor and no additional evaluation under s32AA is necessary.

7.10.5 Conclusions

225. The requested amendments to the Plan to address minor errors and referencing changes are appropriate and are approved as shown in Ms Gray's s42A Report.

8 Section 32AA Overall Summary

226. In considering and making decisions on provisions and matters raised in submissions, I have undertaken an evaluation of changes as required by s32AA of the Act. That evaluation has been summarised within the assessment and reasons recorded for each topic section in this decision report.
227. Overall, the changes that are made as part of this decision assist in the objectives better achieving the Purpose of the Act, and assist in the policies and rules to better achieve the objectives of the Plan compared with the status quo.

9 Consideration of Part 2 of the Act

228. Having considered the evidence and other material provided prior to and at the hearing, matters raised in submissions, and the relevant statutory and planning documents that inform and guide the District Plan, I consider that the changes to the provisions as proposed

in the Plan Change, and as amended by this decision, are consistent with achieving the Purpose of the Act.

229. Specifically, in relation to the historic heritage changes proposed, I consider that the new approach of 'heritage offsetting' and the framework that is set out in the amended policies of the Plan, are consistent with meeting the obligation set out in Section 6(f) of the Act to protect historic heritage from inappropriate subdivision, use and development. The opportunities that offsetting provides to support increased protection and enhancement of the heritage values of Marton town centre are likely to better enable people and the wider community to provide for their economic and cultural wellbeing.
230. While some of the amendments to other parts of the Plan impose some additional controls on activities that were previously unconstrained, the underlying reason for these changes is consistent with avoiding, remedying and mitigating adverse effects on the environment, and also provides better certainty that peoples' wellbeing is not significantly impacted by new development. The increased economic implications of these changes for some individuals is not an insignificant matter, but, based on the information available to me at the hearing, it is not an imposition that will impact on the Section 5 outcome of enabling people to provide for their economic wellbeing.

10 Conclusions and Decision

231. Based on the assessment and evaluation that I have summarised in this decision report, evidence and other material provided prior to and at the hearing, matters raised in submissions, and the relevant statutory and planning documents that inform and guide the District Plan, **the Plan Change, as modified as a result of consideration of matters raised in submissions, is approved.**
232. A summary of the decision on individual submission points and further submissions is included in Appendix 1. A copy of the District Plan showing all changes resulting from this decision³⁴ is included as Appendix 2.



Phillip Percy
Independent Hearing Commissioner

18 August 2016

³⁴ Amended planning maps are not included due to size but are available for inspection on request.

11 Appendix 1 – Decisions on individual submission points

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
General Rules and Standards						
008 Robert Snijders	All policies for signage should be in a single section	Rejected				
008 Robert Snijders	Diagrams should be added for signage on page 58.	Rejected				
008 Robert Snijders	Premises should not be allowed an unlimited number of signs.	Accepted in part				
008 Robert Snijders	The height of buildings should be restricted to those surrounding it. The dwelling at 8 Pukepapa Road is a good example where a building has affected neighbouring dwellings.	Rejected				
008 Robert Snijders	Substitute Heritage New Zealand where appropriate.	Accepted				
018 New Zealand Transport Agency	Retain Policy A2-7.8 as notified	Accepted in part				
018 New Zealand Transport Agency	Retain Rule B1.11-4 as notified	Accepted				
018 New Zealand Transport Agency	Retain Rule B1.11-5 as notified	Accepted				
018 New Zealand Transport Agency	Retain Rule B1.11-6 as notified	Accepted				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
018 New Zealand Transport Agency	Amend B1.11-1 as follows: Commercial Zone – unlimited number where signs are attached to, and not protruding outside of the building. Excluding commercial properties that adjoin the residential zone <u>or where the sign is visible from the State Highway network.</u> Industrial Zone - unlimited number where signs are attached to, and not protruding outside of the building. Excluding commercial properties that adjoin the residential zone <u>or where the sign is visible from the State Highway network.</u>	Accepted in part				
018 New Zealand Transport Agency	Amend advice note as follows: Note: The New Zealand Transport Agency controls signs on state highway corridors <u>Legal Road</u> by means of a bylaw.	Accepted				
019 Heritage New Zealand	Amend Rule B1.11 with a further restriction as follows: <u>*Signage cannot cover identified Physical Values (as listed in schedule C3B) except on fascia boards and existing unscheduled signs.</u>	Accepted in part	F004 NZIA Western Branch	Support	Assume amendment is sought. Support proposed amendment.	Accepted in part
007 New Zealand Institute of Architects Western Branch	Add an advice note under Rule B1.17 as follows: <u>Advice Note: Consent under the Building Act may be required for the demolition or removal of buildings. Please refer to Schedule 1 of the Building Act 2004 or contact a Council Building Officer for advice.</u>	Accepted				
019 Heritage New Zealand	Amend reference to Heritage New Zealand Pouhere Taonga Act 2014 and to specific sections as per the updated Ngati Apa (North Island) Claims Settlement Act 2010.	Accepted	F004 NZIA Western Branch	Support	Reflects wording in current legislation	Accepted

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
019 Heritage New Zealand	Replace the term “modify, damage or destroy” with “modify or destroy	Accepted	F004 NZIA Western Branch	Support	Reflects wording in current legislation	Accepted
Residential Zone						
008 Robert Snijders	Rule B2.1-1 should be amended to start at 2.4 metres	Rejected				
008 Robert Snijders	All buildings should be included in daylight setback rules	Accepted				
008 Robert Snijders	Rule B2.1-1 should include sunlight	Accepted				
008 Robert Snijders	Rule B2.2-1c) should consider ROW's.	Rejected				
008 Robert Snijders	Clarify definition of habitable room.	Rejected	F003 Federated Farmers of New Zealand	Support	Definition of habitable room should be clarified.	Rejected
008 Robert Snijders	Include diagrams for Rule B2.1.	Accepted				
013 GV Calkin	Rule B2.2-1c) should be reduced.	Rejected				
015 Horizons Regional Council	Retain clause k) of B2 as notified.	Accepted in part				
018 New Zealand Transport Agency	Retain B2.11-3h) bullet point two as notified.	Accepted				
Commercial Zone						
008 Robert Snijders	Allow for screening under B4.2 for manufacturing activities to be clear glass.	Accepted in part				
010 Lyn Watson	That the subdivision provides for Section 67 Township of Mangaweka as Commercial.	Rejected				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
015 Horizons Regional Council	Support clause h) of B4.	Accepted				
017 Federated Farmers	Amend B4.4 as follows: All permanent buildings set back from the road in the case of retail activities within the retail shopping core which may be set back from the road frontage shall provide <u>a veranda</u> a veranda must be provided along the main frontage of the building, where pedestrians gain entry. To the building, or where practicable, in any other case.	Accepted				
020 Carolyn Bates	Support people being able to live above businesses.	Accepted				
021 JP Baker	Rezoning Section 8 Onslow Street West Lot 55 DP 556 of Ohingaiti to commercial.	Rejected				
022 Paul Hoyle	Rezoning Section 8 Onslow Street West Lot 55 DP 556 of Ohingaiti to commercial.	Rejected				
023 Michael Maher	Rezoning Part Section 119 Township of Mangaweka WN442/1 and Lot 2 DP 63262 WN 33A/409 (6 and 8 Raumaewa Road) to commercial.	Rejected				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
Rural and Rural Living Zones						
006 Powerco Limited	<p>Amend the exemption statement in Rules B6.1 and B7.1 to clarify that the building setback provisions do not apply to network utilities as follows.</p> <p>Rule B6.1 does not apply to network utilities on sites of less than 200 square metres, as no building setback applies.</p> <p>B7.1-1 – This rule does not apply to network utilities on sites less than 200 square metres in size.</p> <p>OR</p> <p>Amend provisions to increase clarity that setback requirements do not apply to electricity or telecommunication support structures as follows:</p> <p>B6.1-2 - Rule B6.1 does not apply to network utilities on sites of less than 200 square metres, <u>or to electricity or telecommunication lines, including support structures</u>, as no building setback applies.</p> <p>B7.1-1 – This rule does not apply to network utilities on sites less than 200 square metres in size, <u>or to electricity or telecommunication lines, including support structures.</u></p>	Accepted in part	F003 Federated Farmers of New Zealand	Support in part	Support the need to remove conflicting rule frameworks	Accepted

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
008 Robert Snijders	Mutual consent to waive setbacks could be more appropriate.	Rejected	F003 Federated Farmers of New Zealand	Support in part	Where neighbours agree on setback distances this should be sufficient and should only apply to distances smaller than those specified in the Plan	Rejected
014 GV Calkin	Reduce the 20 metre setback to 5 metres for dwellings	Rejected	F003 Federated Farmers of New Zealand	Support	Support the 20 metre dwelling setback to only apply to new dwellings.	Rejected
015 Horizons Regional Council	That an advice note be added beneath permitted activity standard B6.3 and B7 as follows: <u>Note: Plan users are encouraged to consult with the Regional Council regarding any additional regional rules and standards that may apply, including requirements for onsite wastewater discharges.</u>	Accepted				
017 Federated Farmers of New Zealand	Policy A2-7.9 - Amend the policy as follows: Avoid signage in the Rural and Rural Living zones where <u>it</u> is not related to a business, service or activity that is located within the Rangitikei District.	Accepted				
017 Federated Farmers of New Zealand	Amend B6.1-1 as follows: On sites that contain 5,000m ² or more all buildings must not be located any closer than:	Accepted	F003 Federated Farmers of New Zealand	Support	Delete clause b) and f) of B6.1-1 and B6.1-2.	Accepted in part
017 Federated Farmers of New Zealand	Amend B6.2-1 as follows: On sites that contain less than 5,000m ² or more all dwellings must not be located any closer than:	Accepted				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
017 Federated Farmers of New Zealand	Amend B6.2-2 as follows: On sites that contain 5,000m2 or more all dwellings must not be located any closer than:	Accepted				
017 Federated Farmers of New Zealand	Amend Rule B6.4 and B7.4 as follows:a) 300 metres from any residential boundary dwelling, marae or place of assembly located on a property under separate ownership. b) 55 metres from any road boundaryc) 50 metres from any river, lake, or wetland, andd) 80 metres from any other boundary	Accepted in part	F002 Horizons Regional Council	Support in part	The One Plan addresses water quality issues with regard to water bodies and odour. If the purpose of the rule is for visual or amenity effects, then not inconsistent with the One Plan.	Rejected
017 Federated Farmers of New Zealand	Adopt B7.1-1 as notified.	Accepted in part	F003 Federated Farmers of New Zealand	Support	Delete clause b) and f) of B7.1	Accepted in part
017 Federated Farmers of New Zealand	Adopt B7.2-1 as notified.	Accepted				
017 Federated Farmers of New Zealand	Adopt B7.5-1 as notified.	Accepted				
018 New Zealand Transport Agency	11.28 Amend B6.2-1, B6.2-2 and B7.2-1 – Rural and Rural Living Zone Dwelling Setback – to minimise potential for reverse sensitivity effects to occur from new dwellings constructed adjacent to state highways. Two key methods – setbacks and acoustic treatment of buildings.	Withdrawn	F003 Federated Farmers of New Zealand	Oppose	Relief sought will place a significant cost burden on land owners and is out of scope.	
Transportation						

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
008 Robert Snijders	Tracking curve does not appear correct. Should include an example for a milk tanker and trailer.	Rejected				
Definitions						
017 Federated Farmers of New Zealand	Farm sheds are re-instated in the definition of buildings.	Accepted in part				
Other issues						
008 Robert Snijders	Spelling and grammar issues	Accepted				
008 Robert Snijders	Substitute Heritage New Zealand	Accepted				
008 Robert Snijders	Avoid using 'may' and use 'shall' and 'must'	Accepted in part				
008 Robert Snijders	Discourage large vehicles from travelling through shopping precincts.	Rejected				
009 Irene Loder	Put in a public toilet and bus shelter.	Withdrawn				
009 Irene Loder	Change signs at the entry of Mangaweka to Mangaweka Village.	Withdrawn				
010 Lyn Watson	Public toilet in Mangaweka.	Withdrawn				
011 Lyn Watson	Rename Mangaweka Mangaweka Village	Withdrawn				
015 Horizons Regional Council	Amend introduction to reference non-complying activities as the highest activity class.	Accepted				
019 Heritage New Zealand	Update references to the Heritage New Zealand Pouhere Act 2014 and to specific sections within that Act as per the updated Ngati Apa (North Island) Claims Settlement Act 2010.	Accepted				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
019 Heritage New Zealand	Replace all references to Historic Places Trust with Heritage New Zealand	Accepted				
020 Carolyn Bates	Mapping is unclear.	Accepted	F003 Federated Farmers of New Zealand	Support	Clarity is important. The maps are difficult to read	Accepted
020 Carolyn Bates	Support the reduction in setbacks to allow buildings to be positioned closer to boundaries	Accepted				
Flooding						
006 Powerco Limited	Retain Rule B8.1 as notified.	Accepted in part	F003 Federated Farmers	Support/oppose	Support amendments to B8.1-1. The inclusion of farm buildings and structures for rule B8.1-2 will place unnecessary burden on rural landowners	Accepted in part
007 New Zealand Institute of Architects	Clarify the key for the flood maps.	Accepted	F003 Federated Farmers	Support/oppose	Clarity is important. The maps are difficult to read	Accepted
015 Horizons Regional Council	Retain Rule B8.1-2 as notified	Accepted in part				
015 Horizons Regional Council	Retain the removal of the overland stormwater flow path as notified.	Accepted				
015 Horizons Regional Council	Tutaenui stream through Bulls	Accepted				
015 Horizons Regional Council	Amend Rule B8.1-1 to refer to major extensions.	Accepted		Support in part		Accepted in part

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
015 Horizons Regional Council	Add a new definition of major extension as follows: <u>Major extension means an extension that includes habitable rooms such as a bedroom, study or office, but does not include a new or extended living area.</u>	Accepted in part	F003 Federated Farmers		B8.1-1 does not need to be more restrictive than the one plan.	
015 Horizons Regional Council	Amend the definition of habitable room to refer to Rule B8.1-1.	Rejected				
015 Horizons Regional Council	Add an additional permitted activity standard to refer to commercial buildings as follows: <u>In Natural Hazard Area 2 (flooding), any new commercial building, or extension to an existing building that involves occupied work space, must meet the minimum floor height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 300mm freeboard.</u>	Accepted in part	F003 Federated Farmers	Oppose	Could be interpreted to include farm buildings. Seek clarification on the definition of commercial building.	Accepted in part
015 Horizons Regional Council	Refine the flood mapping along the Rangitikei River near Bulls in accordance with specific measurements produced by Horizons Regional Council.	Rejected				
015 Horizons Regional Council	Provide more information on the methodology used for the refinement of the Hunterville flooding area.	Accepted				
016 MJL and MS Roberts	Remove the indicative flood layer from Lot 2 DP 421066, 40 Pukepapa Road, Marton.	Accepted	F002 Horizons Regional Council	Support	There are suitable building sites within the property boundaries that are outside of the modelled flood extent	Accepted
017 Federated Farmers of New Zealand	Adopt Rule B8.1-1 as drafted.	Rejected				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
017 Federated Farmers of New Zealand	Amend Rule B8.1-2 to exempt farm related buildings, structures, fencing and earthworks.	Accepted in part	F002 Horizons Regional Council	Support in part	The amendments to rule B8.1-2 sought by the submitted are rejected, except riparian fences, which should not be captured by this rule.	Accepted in part
Taihape West Slip zone						
002 Fred Hammer	Council should be actively investigating water leaks in the Slip Zone. Council has been a leading cause in of the Slip Zone.	Withdrawn				
003 Henare Paranihi	Would like property at 40 Kaka Road to be purchased.	Rejected				
004 W&M Thorburn Trust	Taihape West Slip zone is replaced with an advisory note of the natural hazard.	Rejected	F002 Horizons Regional Council	Reject	Given the known slip risk, the identification and management of the area is appropriate. Advisory notes are not enforceable. The avoidance or mitigation of the natural hazard is consistent with the One Plan	Accepted
007 New Zealand Institute of Architects	Note that the Taihape West Slip zone layer is proposed to be removed	Rejected				
007 New Zealand Institute of Architects	Refer to the section 32 report that notes the Taihape West Slip Zone provisions are preventing new development.	Accepted in part				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
012 Gary Thomas	The area should be referred to as West Taihape and the zone is actively reduced where possible.	Rejected				
012 Gary Thomas	Commitment to maintain clear drains and waterways.	Withdrawn				
012 Gary Thomas	Repair water leaks.	Withdrawn				
012 Gary Thomas	Clear positive announcements of the current position of the zone.	Withdrawn				
015 Horizons Regional Council	Policy A4-17.8 is retained as drafted	Accepted				
015 Horizons Regional Council	Rule B8.7-6 is retained as drafted	Accepted				
015 Horizons Regional Council	That assurance be given that a condition of granting a building consent for an extension within the Taihape West Slip Area will be a notice on the Certificate of Title, restricting any future building works	Rejected				
015 Horizons Regional Council	Rule B8.7-5 – Taihape West Slip Zone - be retained subject to amendment as follows: <u>In the Taihape West Slip Zone, additions to habitable buildings that involve habitable rooms, or non-habitable extensions that exceed 40 square metres.</u>	Accepted in part				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
Liquefaction, ground shaking, active fault, landslide						
007 New Zealand Institute of Architects	District Plan map layers remain as part of the District Plan as a non-statutory layer. OR If the layers are removed, that they are made easily and freely available through another method.	Accepted in part	F001 Powerco Limited	Support in part	It is preferred that the alternative relief of making the information easily and freely available through another method is accepted.	Accepted
			F002 Horizons Regional Council	Support in part	Reject the request to retain the hazard map layers as non-statutory layers in the District Plan. Accept the request to make this hazard information easily accessible.	Accepted
			F003 Federated Farmers	Support	Support the educational role that maps and information provides for those wishing to undertake a development and believe the information should be available upon request	Accepted
015 Horizons Regional Council	That the liquefaction, ground shaking, landslide and active fault hazard zoned be removed from the Planning Maps, providing this information is still made available to place uses in Land Information	Accepted	F001 Powerco Limited	Support	Accept the submission to remove the hazard layer from the Planning Maps due to the low accuracy of the information.	Accepted

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
	Memorandum (LIM) Reports and in response to other information requests.					
017 Federated Farmers of New Zealand	Adopt Rule B8.3-1, as notified (deleted).	Accepted				
017 Federated Farmers of New Zealand	Adopt Rule B8.4-1 as notified (deleted)	Accepted				
017 Federated Farmers of New Zealand	Adopt Rule B8.5 as notified (deleted)	Accepted				
020 Carolyn Bates	All known hazards should be easily available so that residents are informed about the area/ location of their interest.	Accepted	F002 Horizons Regional Council	Support	Support the submitters request to make hazard information readily available	Accepted
020 Carolyn Bates	If further information is provided it should be available via LIMs	Accepted	F002 Horizons Regional Council	Support	Support the request that the information should be available via LIMS	Accepted
Advice Notes						

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
007 New Zealand Institute of Architects	Amend the first guidance note under section B8 as follows: <u>Rangitikei District holds information on natural hazards (liquefaction, ground shaking, active fault lines, landslide and the Taihape Slip Zone) which are not shown on District Plan Maps, but are available (insert location here). Plan users should consult these maps to advise of any known hazards on a particular site. The presence of such hazards may not necessarily preclude development on a site, but may indicate that geotechnical and/or other engineering reports may be required in support of any building consent application.</u>	Accepted in part	F001 Powerco Limited	Support	Accept the submission and include the advice note as sought.	Accepted in part
	-		F002 Horizons Regional Council	Support in part	The information has not been verified to a property scale, therefore the reference to 'known hazards is misleading and 'potential hazards' would be more appropriate. The Taihape West Slip zone is not being deleted from the Planning Maps, so should not be included in the advice note. Horizons also hold information, therefore, should be referenced in the advice note.	Accepted in part

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
015 Horizons Regional Council	That the first advice note in Section B8 – Natural Hazards is amended as follows: Note: there may be natural hazards affecting properties that are not included in the District Plan. Please consult Rangitikei District Council and the Regional Council for additional hazard information.	Accepted in part	F003 Federated Farmers	Support	Support adding the reference to Horizons Regional Council.	Accepted in part
015 Horizons Regional Council	That the second advice note in Section B8 be retained as drafted	Accepted				
Heritage						
001 Progressive Enterprises Limited	Adoption of policies 16.4-16.8 provided the submitter can be reassured that its future expansion plans will not be hindered.	Accepted in part				
007 NZIA Western Branch	The heritage precinct is removed and Schedule C3B is deleted.	Rejected				
007 NZIA Western Branch	The reference to social, cultural, and economic well-being in Objective 16 and Policy A3-16.1 remains.	Accepted	F003 Federated Farmers of New Zealand	Support	Support NZIA comments regarding the elevation of heritage considerations above RMA matters of	Accepted in part

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
007 NZIA Western Branch	If the precinct is retained in the Plan, that Policy A3-16.3 be further modified as follows: Enable the protection, conservation, or adaptive reuse of historic heritage and heritage values listed in Schedule C3A and C3B of the Plan <u>where it can be demonstrated that such works are economically viable.</u>	Accepted in part			importance, particularly where economic feasibility is uncertain, earthquake strengthening requirements are not covered by external heritage "assessment" and the "market" no longer sees the building as having economic value. Similar comments could be made for farm homesteads and buildings that are or could be included in the District Plan.	
007 NZIA Western Branch	The following points are included as additional matters for discretion under Rule B10.1-5: <u>d) Market conditions affecting feasibility of adaptive reuse; e) The economics of a range of reasonably practical options f) The contribution that any replacement building might make to the vitality and vibrancy of the town centre.</u>	Accepted in part				
008 Robert Snijders	Council is trying to change rules to facilitate their own development.	Rejected				
008 Robert Snijders	Concern about adhoc development and the need for a height policy for frontage/streetscapes.	Rejected				
008 Robert Snijders	Objective 16B identifies for the protection of heritage, however, the amendments call for the demolition to suit Council's needs.	Rejected				
008 Robert Snijders	There is no text on how offsetting will work, if not correctly implemented heritage will be lost	Accepted in part				
008 Robert Snijders	Any demolition of heritage buildings should include the replacement of the facade so the street scene is protected.	Rejected				
008 Robert Snijders	Wording of policies A3-16.1 to A3-16.8 need to be strengthened.	Accepted in part				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
008 Robert Snijders	Schedule should be expanded to what is protected e.g. elevations and should be created by a third party to ensure it is not influenced by the Council to gain advantage.	Accepted in part				
017 Federated Farmers of New Zealand	Schedule 3CB — Support the acknowledgement of heritage values, but impacts on resource users must be addressed. Owner consent should be sought. Resource consent costs that result from the reasonable use of the buildings should be borne by Rangitikei District Council and Heritage New Zealand.	Accepted in part				
017 Federated Farmers of New Zealand	Policy A3-16.1 - Retain the policy as per the operative Plan as follows: Evaluate in any application for the destruction or modification of heritage, the extent to which the replacement activities provide for the economic, social and cultural well-being of the affected community.	Rejected				
019 Heritage New Zealand	Include objective 16B as a primary objective for the Design Panel.	Accepted in part				
019 Heritage New Zealand	Amend — Policy A3-16.7 — provide a definition for overall heritage gain.	Rejected	F004 NZIA Western Branch	Oppose	Oppose – Assessment criteria for ‘overall heritage gain’ would be more appropriate than a definition.	Accepted

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
019 Heritage New Zealand	Amend — Policy A3-16.8 — add (e) and (f) as shown below. A3-16.8(e) heritage offsets must be achieved before any work is started on the heritage site. A3-16.8(f) monetary contributions, conservation plans, and any non-physical heritage offsets will only be measured by the physical heritage offset they have achieved.	Rejected	F004 NZIA Western Branch	Oppose	Oppose – subject to clarification on Policy A3-16.7 offsets and A3-16.6 Design Panel	Accepted
019 Heritage New Zealand	Amend — Provide clear references to the intended schedule by stating C3A or C3B or both.	Accepted				
019 Heritage New Zealand	Amend — Rename New Zealand Historic Places Trust with Heritage New Zealand Pouhere Taonga, abbreviated to Heritage New Zealand after the first mention in the introduction .	Accepted	F004 NZIA Western Branch	Support	Reflects current legislation	Accepted
019 Heritage New Zealand	A3 Cultural Heritage and Character - Retain the follow provisions as notified in the Proposed Rangitikei District Plan 2016: Objective 16B; Policy A3-16.2	Accepted	F004 NZIA Western Branch	Support/oppose in part	Support in relation to building where the owners agree with the building's inclusion. Oppose additional buildings being added without support from building owners.	Rejected
019 Heritage New Zealand	Amend — Schedule C3B —to include Ian Bowman's assessment of Historical and Cultural values for each building.	Accepted				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
019 Heritage New Zealand	Amend — Policy A3-16.5 — by either amending the policy as below, or if the heritage precinct concept remains, develop objectives and policies for the precinct and show the extent on planning maps. A3-16.5 Proposals to redevelop heritage buildings in-the Marton heritage precinct (as listed in Schedule C3B) shall assess the impacts on overall precinct Marton heritage values	Accepted in part	F004 NZIA Western Branch	Oppose	Subject to clarification. Unclear whether the precinct preclude the inclusion of examples of contemporary buildings juxtaposed with heritage buildings.	Accepted
019 Heritage New Zealand	Amend — Policy A3-16.6 — include clear objectives and policies for the Design Panel which are tied to B10 Historic Heritage Discretionary rules.	Accepted in part	F004 NZIA Western Branch	Support/oppose in part	Oppose Objective 16B as the primary objective for the design panel. Seek confirmation eligible members for the panel will include: a. structural engineers; b. building owners; c. local architects/urban designers; d. HNZ representative; e. RDC representative.	Accepted in part

12 Appendix 2 – Marked up version of the District Plan

Rangitikei District Plan 2013

Plan Change 2016

Decision Version

Notified provisions

Additions are underlined in red

~~Deletions are struck through in red~~

Amendments arising from the decision

Additions are underlined in blue

~~Deletions are struck through in blue~~

**The numbering used in this decision is based on the notified version.
Numbering will be corrected prior to the Plan Changes becoming operative.**

Contents

Introduction to the District Plan	4
Statutory Acknowledgements	9
Part A: Issues, Objectives and Policies	22
Part B: Rules	45
Part C: Schedules.....	131
Definitions	214
Part D: Maps	228

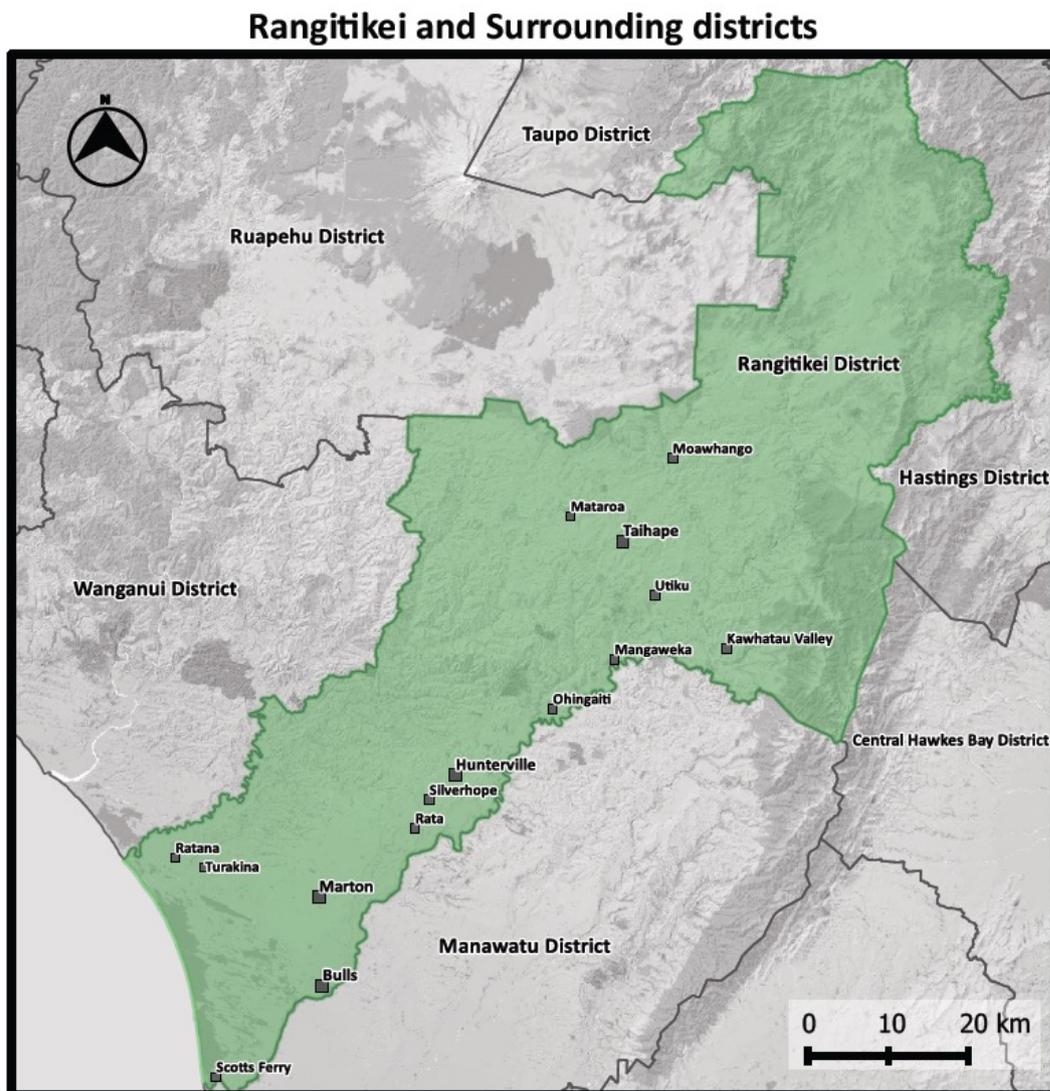
Definitions are identified throughout the Plan have been *italicised* and include either a ^ or * notation. Those terms with an ^ are terms defined in the Resource Management Act. Terms with an * are defined for the purposes of this District Plan.

The Rangitikei District

The Rangitikei District comprises 4,500 square kilometres of mainly lush, rural land. It is a diverse District, ranging from sand plains on the south coast – which stretch inland almost as far as Bulls – to the magnificent hill country of the upper Rangitikei.

The District is characterised by its hills - which comprise 50% of the land, and the Rangitikei River – one of New Zealand’s longest rivers, which starts in the Kaimanawa Ranges and flows out to the Tasman Sea.

Key drivers of the Rangitikei economy are primary production activities and downstream processing.



Introduction to the District Plan

This is the second District Plan to be completed under the Resource Management Act 1991 (the Act) for the Rangitikei District.

The District Plan is one of a suite of major plans which sets out the Council's vision for the District; others include the Long Term Council Community Plan, the Financial Strategy, asset management plans, parks and reserves management plans, and the Regional Civil Defence and Emergency Management Plan which Rangitikei is part of. Collectively, these are the building blocks that ensure the Council integrates its planning for community wellbeing.

The Long Term Plan has a 10 year horizon, but is reviewed every three years. It details the trends that affect the future of the District, plans an appropriate response, and provides the framework for Council's budget. Just as the District Plan is developed from issues advised to Council (through staff advice, the State of the Environment Report, and the Plan Efficiency and Effectiveness Report), the Long Term Plan utilises asset and activity management plans to drive its efforts and budgets.

The review of the District Plan has provided an opportunity to enhance the Plan, to address issues likely to arise in the next 10 years, and to provide better recognition of some of Rangitikei's natural and physical resources, such as landscapes. The review has also provided the opportunity to integrate knowledge gained as a result of the 2004 and 2006 flood events in the District.

The Council's State of the Environment Monitoring indicates that the first Plan has functioned reasonably well, and addressed most activities involving natural and physical resources so that they are sustainably managed.

The new Plan embraces the idea that plans should be user-friendly and in plain English, and that they should exclude information that does not assist resource management decision-making. Consequently, this is a significantly slimmed down plan, despite the fact that it has addressed some section 6 issues of the Act in a far more comprehensive way than was previously the case.

The new Plan continues the comparatively light regulatory touch in the urban built environment, so that sufficient flexibility is provided for the people in the District to meet their needs. There is little evidence that the use of natural and physical resources in the urban built environment has resulted in adverse environmental outcomes.

The Rangitikei District remains predominantly a rural production area and that niche has served it well in terms of its underlying economic vitality. This economic base may well increase in importance in the future, as the District's soils are of sufficient quality to sustain diverse types of rural production.

One of the most pressing issues of the 21st century is the prospect of climate change from human causes. In the Rangitikei, this is not anticipated to have significant material impacts in the short or long term, other than reinforcing the need to address certain hazards in areas which fortunately do not have large resident populations.

One of the distinctive features of the Rangitikei District is its dramatic landscapes. Residents have strong associations with local landscapes, and travellers through the District find our landscapes highly memorable. As a consequence, the Council has undertaken a full assessment of the District's important landscapes and their values and characteristics, to enable the Council to establish a regulatory regime to ensure that these landscapes are maintained. This work fulfils Parliament's direction to recognise the importance of these landscapes, in some cases, as a matter of national importance.

The provisions of this Plan have been made consistent with operative and proposed regional policy statements. In particular this plan:

- a) recognises that terrestrial indigenous biodiversity will be managed primarily by the Regional Councils;
- b) provides control of land use to avoid or mitigate natural hazards;
- c) provides for renewable energy generation in appropriate locations;
- d) protects the productive capacity of versatile soils; and
- e) protects outstanding natural features and landscapes (ONFL) from inappropriate development, subdivision, and use.

In this Plan, ~~the Rangitikei District Council has continued the approach taken in the previous Plan that~~ classification of activities is no less favourable than ~~non-complying discretionary~~. ~~The non-complying activity class has been the subject of significant national debate, but in the Rangitikei, it is still considered that the class does not provide any special assistance to achieve sustainable management of natural and physical resources. This is despite opinions in the planning profession to the contrary, which suggest that a discretionary classification is an activity that is generally appropriate. In this Plan, a discretionary activity means that the activity warrants a full assessment with regard to the matters in the Act, and that discretion is informed by the overarching purpose of the Act.~~

The District Plan

The District Plan is a statutory document required under part 5 (sections 72-77) of the Resource Management Act 1991 (the Act). The Plan sets out the framework of issues, objectives, policies and rules to manage the effects of land use and *development**, and to protect the natural and physical resources of the Rangitikei District.

The Minister of Conservation, the Minister for the Environment, the Manawatu-Wanganui Regional Council (Horizons), and the Hawkes Bay Regional Council also have to prepare and implement policy statements, plans and environmental standards (regulations) to meet their prescribed resource management functions under the Act. The Department of Conservation, [Heritage New Zealand Pouhere Taonga](#) ~~the New Zealand Historic Places Trust~~ and local iwi also contribute to the management of resources in the District in their specialist areas.

In addition to these planning and policy instruments, there is a Water Conservation Order in force for the Rangitikei River and its tributaries. Water Conservation Orders (WCOs) are a means of conferring status to a river for its outstanding amenity or intrinsic values. In practice this means no dams and no major abstractions for irrigation, and stringent controls on any alteration to the river bed and parts of the catchment.

Each of the three Councils (Rangitikei, Horizons, Hawkes Bay) are consent authorities for the purposes of the Act, and have different areas of interest in considering and assessing consents. A permitted activity under this Plan may require a consent from the Regional Council, and would be conditional on that approval before the activity can be undertaken.

Plan structure

The Plan is set out in four parts:

Part A: Issues, objectives and policies

Part A outlines the significant resource management issues for the District, and strategies for responding to these issues.

Part B: Rules

Part B contains the activity standards and rules that must be met for permitted activities, and the assessment criteria relating to controlled, restricted discretionary, **and** discretionary, and **non-complying** status activities. The Plan does not contain ~~non-complying or~~ prohibited activities.

Part C: Schedules

Part C contains lists of significant and heritage sites, designations, hazardous substances information and definitions.

Part D: Planning and Hazard Maps

Part D contains a set of planning maps and a set of hazard maps for all areas within the District.

Classes of activities

Classes of activities are covered in the definitions section of the Plan, and guidance on whether activities are permitted, controlled, restricted discretionary, ~~or~~ discretionary or [non-complying](#) is available by talking with officers at the Council.

The Plan does not contain any ~~non-complying[^] or prohibited activity[^]~~ classes.

Existing use rights and restrictions on land use

Existing use rights are covered under sections 10, 10A and 10B of the Act. Further information on existing use rights can be obtained from the Council, as each proposed activity needs to be assessed on a case-by-case basis.

Restrictions on land use is covered under section 9 of the Act. Restrictions on *subdivision[^]* of land is covered under section 11 of the Act. Provisions relating to subdivision and development are contained in Part A (issues, objectives and policies) and Part B (rules), with B1: General rules and standards, B11: Subdivision and Development, and zone-specific rules B2-B7 of particular relevance.

Information Requirements for Applications for Resource Consent

An application for resource consent must contain sufficient information to enable the Council and any person affected by the proposal to understand what is proposed and to assess the likely effects on the environment. All applications must be in the form prescribed by the Act.

Copies of resource consent application forms are available from the Council. Guidance on what information is required to support consent applications for each type of activity is also available from the Council Offices and on the Council website www.rangitikei.govt.nz. This information is updated from time-to-time, so check with planning staff at the Council if you are unsure about the current information requirements for your proposed activity.

How to use this Plan

Step 1: Check the zone for the land on which your proposed activity is located, using the District Plan maps.

Step 2: Find the zone rules for the zone your land is located in (see the Rules section of the Plan). There are general rules that apply to every zone, and zone rules that apply specifically to one zone (i.e. residential zone, commercial zone, rural zone etc).

Step 3: Check whether your proposed activity is a permitted activity in the zone rules, and in the general rules.

Step 4: Check the natural hazard, transport and subdivision rule sections, where these apply to your land and to the activity you propose to carry out on your land.

Note: A permitted activity that meets all of the applicable permitted activity standards does not require resource consent.

Statutory Acknowledgements

The attachment of information to a statutory plan under this section is for the purpose of public information only, and the information is not—

- (a) part of the statutory plan, or
- (b) subject to the provisions of Schedule 1 of the Resource Management Act 1991.

Ngāti Apa (North Island) Claims Settlement Act 2010

27 Statutory acknowledgement by the Crown

(1) *The Crown acknowledges the statements of association.*

(2) *In this Act, **statements of association** means the statements—*

- (a) made by Ngāti Apa (North Island) of their particular cultural, spiritual, historical, and traditional association with each statutory area; and*
- (b) that are in the form set out in Part 6 of the Schedule of the deed of settlement at the settlement date.*

28 Purposes of statutory acknowledgement

(1) *The only purposes of the statutory acknowledgement are to—*

- (a) require relevant consent authorities, the Environment Court, and [Heritage New Zealand Pouhere Taonga](#) ~~the Historic Places Trust~~ to have regard to the statutory acknowledgement, as provided for in sections 30 and 31; and*
- (b) require relevant consent authorities to forward summaries of resource consent applications to the trustees, as provided for in section 33; and*
- (c) enable the trustees and any member of Ngāti Apa (North Island) to cite the statutory acknowledgement as evidence of the association of Ngāti Apa (North Island) with the relevant statutory areas, as provided for in section 34.*

(2) *This section does not limit sections 38 to 40.*

29 Relevant consent authorities to have regard to statutory acknowledgement

(1) *On and from the effective date, a relevant consent authority must have regard to the statutory acknowledgement relating to a statutory area in deciding, under section 95E of the Resource Management Act 1991, whether the trustees are affected persons in relation to an activity within, adjacent to, or directly affecting the statutory area for which an application for a resource consent has been made.*

(2) *Subsection (1) does not limit the obligations of a relevant consent authority under the Resource Management Act 1991.*

30 Environment Court to have regard to statutory acknowledgement

(1) On and from the effective date, the Environment Court must have regard to the statutory acknowledgement relating to a statutory area in deciding, under section 274 of the Resource Management Act 1991, whether the trustees are persons who have an interest in proceedings that is greater than the interest that the general public has in respect of an application for a resource consent for activities within, adjacent to, or directly affecting the statutory area.

(2) Subsection (1) does not limit the obligations of the Environment Court under the Resource Management Act 1991.

31 ~~Historic Places Trust~~ Heritage New Zealand Pouhere Taonga and Environment Court to have regard to statutory acknowledgement

(1) ~~This section applies if, if,~~ on or after the effective date, an application is made under [section 44, 56, or 61 of the Heritage New Zealand Pouhere Taonga Act 2014](#) ~~section 11 or 12 of the Historic Places Act 1993~~ for an authority to undertake an activity that will or may modify or destroy, damage, or modify an archaeological site within a statutory area.

(a) Heritage New Zealand Pouhere Taonga, in exercising its powers under section 48, 56, or 62 of that Act in relation to the application, must have regard to the statutory acknowledgement relating to the statutory area; and

(b) the Environment Court, in determining under section 59(1) or 64(1) of that Act any appeal against a decision of Heritage New Zealand Pouhere Taonga in relation to the application, must have regard to the statutory acknowledgement relating to the statutory area, including in making a determination as to whether the trustees are persons directly affected by the decision.

~~(2) The Historic Places Trust must have regard to the statutory acknowledgement relating to a statutory area in exercising its powers under section 14 of the Historic Places Act 1993 in relation to the application, including in determining whether the relevant trustees are directly affected by an extension of time.~~

~~(3) The Environment Court must have regard to the statutory acknowledgement relating to a statutory area in determining under section 20 of the Historic Places Act 1993 an appeal against a decision of the Historic Places Trust in relation to the application, including in determining whether the trustees are directly affected by the decision.~~

(42) In this section, archaeological site has the meaning given to it in [section 6 of the Heritage New Zealand Pouhere Taonga Act 2014](#). ~~section 2 of the Historic Places Act 1993~~

32 Recording statutory acknowledgement on statutory plans

(1) On and from the effective date, each relevant consent authority must attach information recording the statutory acknowledgement to all statutory plans that wholly or partly cover a statutory area.

(2) The information attached to a statutory plan must include—

(a) the relevant provisions of sections 28 to 31 in full; and

(b) the descriptions of the statutory areas wholly or partly covered by the plan; and

(c) any statements of association for the statutory areas.

(3) The attachment of information to a statutory plan under this section is for the purpose of public information only, and the information is not—

- (a) part of the statutory plan, unless adopted by the relevant consent authority; or*
- (b) subject to the provisions of Schedule 1 of the Resource Management Act 1991, unless adopted as part of the statutory plan.*

33 Resource consent applications must be provided to trustees

(1) Each relevant consent authority must, for a period of 20 years starting on the effective date, provide the following to the trustees for each resource consent application for an activity within, adjacent to, or directly affecting a statutory area:

- (a) if the application is received by the consent authority, a summary of the application; or*
- (b) if notice of the application is served on the consent authority under section 145(10) of the Resource Management Act 1991, a copy of the notice.*

(2) The information provided in a summary of an application must be the same as would be given to an affected person by limited notification under section 95B of the Resource Management Act 1991, or as may be agreed between the trustees and the relevant consent authority.

(3) A summary of an application must be provided under subsection (1)(a)—

- (a) as soon as is reasonably practicable after the consent authority receives the application; and*
- (b) before the consent authority decides under section 95 of the Resource Management Act 1991 whether to notify the application.*

(4) A copy of a notice of an application must be provided under subsection (1)(b) no later than 10 business days after the day on which the consent authority receives the notice.

(5) This section does not affect a relevant consent authority's obligation,—

- (a) under section 95 of the Resource Management Act 1991, to decide whether to notify an application, and to notify the application if it decides to do so; or*
- (b) under section 95E of that Act, to decide if the trustees are affected persons in relation to an activity.*

Description of Statutory Areas covered by the Plan

Ruakiwi	As shown on SO 402247 36.3736 hectares, more or less, being Lot 2 DP 9949 Wellington Land District – Rangitikei District
Part of Rangitikei River	As shown on SO 402252
Part of Turakina River	As shown on SO 402253
Part of Whangaehu River	As shown on SO 402254

Ngāti Apa (North Island) Coastal Marine Area	As shown on SO 402250
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Statements of Association for the Statutory Areas

Statement of Association for Ruakiwi Site

The Simpson Scenic Reserve (the Reserve) is of historical, cultural, spiritual and traditional significance to Ngāti Apa (North Island). The Reserve is a remnant forest, which has many significant native tree species, including kahikatea, rimu, tawa, miro, hinau, mahoe and maire.

Located within the Reserve was Ruakiwi, a traditional hunting and bird-snaring site that was used extensively by Ngāti Apa (North Island) hapū, namely Ngāti Ika and Ngāti Tumoetere. The hapū also used Ruakiwi as a nohoanga (camping ground) to enable them to utilise the resources found abundant in the area.

Ruakiwi was situated on the right bank of the Pourewa Stream, which is a tributary of the Rangitikei River. Its location was advantageous to the hapū as they could also access these waterways and utilise the abundant resources found there as well as use as a travel route to other places within the wider Ngāti Apa (North Island) rohe. Consequently, Ruakiwi, and the wider Reserve area, would be frequented by other hapū and iwi during their travels to hunting and fishing grounds located in the Reserve and surrounding lands, or along the waterways.

Many hunting shelters were erected in the area and while these may have lasted only a few seasons, new shelters were built to replace those that were beyond repair. Trees that were used for bird-snaring were named, such was their significance to the hapū. Hapū used pikitanga (established hill tracks) from the Rangitikei River through the forest to access the abundant resources of the area, of which the Reserve is now but a remnant.

Certain leaders of those hapū who occupied the area on a more permanent basis developed an expert knowledge of when the various resources of the forest were in season. In the 1820s, inter-tribal conflict caused many of the hapū to move downstream to Parewanui and it was at this point that Ruakiwi became more of a seasonal hunting and bird-snaring ground. During times of conflict, Ruakiwi, and the wider Reserve area, provided vital food supplies for many kainga and pa located in the area.

As a result of the movement of hapū to other areas, those leaders who had acquired knowledge of the resources available in the area became guides for the next generation – those who were connected to the area but had grown up in other parts of the rohe. Seasonal fishing would occur annually, while bird-snaring would generally be carried out every second or third year.

In more recent times, Ngāti Ika and Ngāti Tumoetere have assisted in a number of projects involving the management of the Rangitikei River catchment, where their knowledge of the significance of areas, such as the Reserve, have proved useful in providing examples of what

types of flora and fauna were once abundant in the catchment area. Ngāti Ika and Ngāti Tumoetere will continue to play a part in protecting the resources within the Reserve, and improving the water quality of the Rangitikei River catchment.

Statement of Association for the Rangitikei River

The Rangitikei River is of historical, cultural, spiritual and traditional significance to Ngāti Apa (North Island). The Rangitikei River is located in the southern area of the Ngāti Apa (North Island) area of interest. The extent of the Ngāti Apa (North Island) interest in the Rangitikei River extends some 60 kilometres to the northern boundaries of the Rangitira block.

The naming of the Rangitikei River occurred during Haunui a Nanaia's pursuit of his wife, Wairaka, naming the rivers that he crossed along the way. This event is recorded in the *Oriori mo Wharaurangi* or the *Lullaby for Wharaurangi* that was composed by Te Rangitakoru of Ngāti Apa (North Island) for his young niece, Wharaurangi.

In referring to Rangitikei, the oriori records the following event:

“Ka tikeitia te waewae, ko Rangitikei”

He strode across the land, hence Rangitikei.

The quote refers to the distance Haunui a Nanaia walked in his journey from Turakina to Rangitikei.

The Rangitikei River is the tribal domain for many hapu of Ngāti Apa (North Island), including Ngati Kauae, Ngati Tauira, Ngati Tupua, Ngati Tupataua, Ngati Ika/Ngati Tumoetere, and Ngati Tamatea.

The Rangitikei River was occupied by two major descent groups - Ngati Tauira and Ngati Kauae who descend from Papawhenua and the other group including Ngati Tupua, Ngai Tupataua, Ngati Ika/Tumoetere, and Ngati Tamatea who descend from Tuariki. Many of the Tuariki hapu were strongly interconnected with other hapu in the Whangaehu and Turakina areas. Ngati Tupua and Ngati Tupataua occupied the central reaches of the Rangitikei on a permanent basis but many of the other hapu only went to the upper areas of the Rangitikei for refuge from war parties and to snare birds, hunt pigs and catch eels.

The Papawhenua based groups tended to permanently occupy the lower reaches of the Rangitikei River and also utilise the coastal lakes to the south of the river and sometimes they would move on a more permanent basis to places on the Oroua River.

The River, and its numerous tributaries, were utilised extensively for their plentiful fishing resources. Pa tuna or eel weirs, including Nganarangi, Kataina, Puapuatauaki, Taporapora, Te Papa Taane, and Hauhau, were built in the River and its tributaries, such as the Waiwhero,

Mangawhero, Tuwhare, Kirikiri, Tutaenui, Pourewa, Putorino, Makaraka, Mimi o Ahua, Makowai, Mangapapa, Mangatapu, Rangitawa, Waituna, and Waitapu Streams.

The River also helped sustain the fertile flat lands that were used extensively for cultivations. Named cultivations included Onetangi, Ratahi, Titaha, Ngatuahiwi Ki Raukawa, Ngatarawa, Te Oriputaroa, Paiari, Kapakapa, Kurupoke, Kahotea, Kokomutu, Waotatara, Te Karaka, Te Kapuiro, Otapatu, Matahiwi, Onepuehu, Te Pohue, Te Mamaku, Te Ngei, Hauhau, Tawhirihoe, Te Whatiwhati, Taiepa, Pukekuku, Te Awahou, Hinemoa, Korakonui, Potakataka, Pukekura, Kaitoke, Pohuroa, Takirihitau, Pauerawera, Pakapakatea, Puakohanga, Rangitaua, Pukekokeko, Waituna, Waitapu and Pikitara.

Other traditional resource sites include bird snaring trees at Paiari, Okopai and Te Papa Taane, a number of Karaka groves at Parewanui, Kapakapa, and Kahotea and a fern root gathering site at Hauhau.

The Rangitikei River, with its sheer cliffs, was ideally suited for traditional kainga (settlements) and elevated fortified defensive pa sites, including:

- Kainga – Te Pou o Te Rehunga, Te Hou, Ngapuna, Te Kaiwhakataha, Upokotipua, Whakapuni, Okiwa, Parewanui, Paeroa, Wharekura, Huakitaeore, Te Ara Taumaihi, Ruapuanaki, Te Ana, Te Karaka, Te Pohue, Te Ngei, Te Mahoe, Moengaaitanga, Makaraka, Otuparua, Te Ahi Kawau, Kohairoa, Raipaoa, Whakapuni, Te Waiwhero, Te Whataroa, Pinui, Tawhirihoe, Te Kawau, Pakapakatea, Owetara, Mingiroa, and Waitapu.
- Pa - Te Pou o Te Rehunga, Te Awamate, Pokaitu, Puarere, Raparapatu, Okotare, Otitokotoko, Te Nuku, Paeroa, Okara, Huakitaeore, Orehu, Ruapuanaki, Te Ana, Te Karaka, Te Pohue, Paparangiara, Puapuatauki, Te Mahoe, Rongomutumutu, Te Maire, Te Awahou, Hokianga, Owetara, Te Ika a Te Mate, Ongaonga, Pukioire, Waitapu, Tura o Kahukura and Pikitara.

There were also urupa, including Te Akeake, Okotare, Otitokotoko, Paeroa, Okara, Te One a Kara, and Te Ngei.

Congruent with the change in Ngāti Apa (North Island) settlement patterns on the Rangitikei River are the changes in land use within the River catchment, and the development of small townships. This has led to some significant environmental impacts upon the Rangitikei River.

The key environmental concerns today regarding the Rangitikei River occur predominantly in the lower reaches and several tributaries. The ratings for contact recreation are poor in the Tutaenui, Pourewa and Rangitawa tributaries. Nutrient enrichment is fair for the lower Rangitikei, but very poor for the Tutaenui, Pourewa and Rangitawa Streams. Turbidity has rated as poor for the lower Rangitikei River.

Even the life supporting capacity of the River (which is generally not an issue for Rivers within the Rangitikei region) is rated fair in the Tutaenui Stream and poor in the Rangitawa Stream.

A study commissioned by Manawatu-Wanganui Regional Council on the Native Fishery in the region in 2002 noted surprise at the lack of good reference sites in the Rangitikei and it felt that specific catchment studies were required in the Rangitikei.

Ngāti Apa (North Island) would support such studies in order to better understand the impacts occurring in the Rangitikei in order to develop better guidelines for management of these waterways. The Regional Council has also noted three aquatic sites of significance on the Rangitikei River relevant to Ngāti Apa (North Island) including the Redfin Bully in the lower Rangitikei, the Brown Mudfish in the Tutaenui Stream and the Giant Kokopu in the Forest Road wetland near Parewanui which Ngāti Apa (North Island) would seek to play a significant role in sustaining their environment into the future.

Water quantity needs to be monitored as Ngāti Apa (North Island) want to see as much of the natural flows of the Rangitikei River maintained into the future. The level of gravel extraction that occurs in the River also needs to be managed in terms of significant sites to Ngāti Apa (North Island) and also the riparian habitats for bird life that need be maintained.

As Ngāti Apa (North Island) develops its capacity it looks forward to a time when hapu are fully engaged in upholding the principle of kaitiakitanga in regard to the Rangitikei River.

Statement of Association for the Ngāti Apa Coastal Region

The coastline within the Ngāti Apa (North Island) area of interest is of historical, cultural, spiritual, and traditional significance to Ngāti Apa (North Island). The Ngāti Apa (North Island) coastline extends some 52 kilometres along the western edge of the Ngāti Apa (North Island) area of interest from Motu Karaka in the north to Omarupapako in the south.

The coastline was traditionally used as a highway for Ngāti Apa (North Island) hapu to travel to other areas within the rohe. Other iwi also used the coastline to pass through the Ngāti Apa rohe to other areas of the country. As recorded in the *Oriori mo Wharaurangi* composed by Te Rangitakorou of Ngāti Apa, Haunui a Nanaia journeyed along the coast naming the three major rivers of significance as he crossed them while in pursuit of his wife, Wairaka.

A major part of traditional life in Ngāti Apa (North Island) involved utilising the resources located within the coastal area. Sea fishing was a major activity, particularly in the summer months. when hapu would gather near the mouths of three of the major rivers within Ngāti Apa (North Island) area of interest, namely the Whangaehu River, Turakina River and the Rangitikei River. Reupena Ngataieparino, a Chief of Ngāti Apa (North Island), quoted an old saying that when the weather was fine, 'oh the Ngati Tamawaina [a Ngāti Apa (North Island) hapu based near the mouth of the Turakina River] will be at the sea shore fishing.'

Sites of significance located along the coastline and at the mouths of three of the major rivers include:

- Whangaehu River - the tauranga waka named Harakeke where sea fishing waka landed and were launched and two fishing stations or camps named Maraeaute and Whitiau;
- Turakina River - fishing stations where seafaring waka were launched, namely at Te Ope o Te Wai, Takurangi, Taurangamana, and Te Papa. A sand bank near Te Papa was named Te Rangitukaka as it extended across the Turakina River and so this had to be navigated when coming in from sea; and
- Rangitikei River - the fishing station and tauranga waka of Tawhirihoē and the Rangitikei Heads. The latter area was noted as the place that Rangipowhatu, an early ancestor of the Ngāti Taurira hapu of Ngāti Apa (North Island), first settled. From there, his descendants moved into the Rangitikei Valley and populated the area.

Other sea fishing sites of significance included Motu Karaka, a fishing boundary marker located to the north of the Whangaehu River mouth, Urutaukawe, a permanent sand hill used as a bearing point at sea, which was located at the Turakina River mouth, and Omarungehe, an inland marker for catching hapuka.

Two traditional sites of significance located on the coast include:

- Herewahine, which is a sand dune on the beach at the boundary between the Rakautaua and Waipu land blocks. Herewahine was named after a Ngāti Apa (North Island) ancestor who sighted beached sperm whales (paraoa) in the vicinity; and
- Pakauhau, a shag-breeding ground located near the Turakina River where shags were sometimes harvested by hapu.

Shellfish were also prevalent, and therefore gathered, along the coastline. While the coastline was not as abundant in shellfish as other areas of Aotearoa, there are some areas, particularly the beach near the Waipatiki Stream and Waikakahi Stream, where pipi, toheroa, and scallops can be found.

As a result of the early land transactions between the Crown and Ngāti Apa (North Island), access to many of the resources along the coastal area became very difficult and limited. Reserves were established around coastal lakes such as Kaikokopu, Pukepuke and the beach area between the Turakina River and the Whangaehu River, but no legal access was provided for these land areas.

These barriers led to the traditional usage of the coastal area being marginalised. In the 1970's and early- 1980's, the coastal waters were fished extensively by foreign fishing boats who were allowed to commercially fish in the area, which resulted in the depletion of the Ngāti Apa (North Island) fishery.

Summer fishing in the coastal lakes was also a traditional activity carried out by hapu such as Ngāti Taurira and Ngāti Kauae, who were located at the lower Rangitikei River. Many coastal lakes south of the Rangitikei River, including Puketotara, Rehurehu, Rotokokopu, Pukepuke,

Whakarua, Wharekupenga, Oakura, Otahanga, Kaikokopu, Te Kariri, and Koputara, were accessed mainly for tuna, and also for kokopu, mudfish, inanga and kakahi.

It is noted that Koputara was allocated to hapu of Ngati Raukawa in the Rangitikei Manawatu transaction. These lake systems connect with the ocean through the Kaikokopu Stream and the stream connected to Pukepuke Lagoon crossing the coastal margin. The care and protection of these coastal margins was integral to the health of the fisheries at the coastal margin itself and further inland.

Between the Turakina River and the Rangitikei River there are many streams which were utilised for fishing. These include the Waipatiki, Waikakahi, Waimahora, and Koitiata Streams. The fisheries at the coastal margin were a significant part of the overall traditional usage of these streams due to migratory species being harvested in that section.

In recent times, the Manawatu-Wanganui Regional Council has cited the importance of the lower reaches of the Whangaehu, Turakina, and the Rangitikei Rivers native fish spawning. They also note the Koitiata Stream, Waimahora Stream, Waipatiki Stream, Kaikokopu Stream as well as the stream that connects to the Pukepuke Lagoon.

They also note aquatic sites of significance for the brown mudfish at Omarupapako, banded kokopu in the Waimahora Stream and an unnamed stream in the Santoft Forest which presumably would be the Waikakahi Stream and also Redfin Bullies in the Kaikokopu Stream. Due the migratory nature of these species the protection of the coastal margins of these water systems is important in retaining and further enhancing what remnant native fishery there is.

Within the advent of pastoral farming the nutrient levels in these vulnerable waterways has increased markedly. Many of them are treated as drains with the focus on keeping the drain clear and not developing them as natural areas. The consequences of these actions also effect these water systems in the coastal margin.

As Ngāti Apa (North Island) develops its capacity it looks forward to a time when hapu are fully engaged in upholding the principle of kaitiakitanga in regard to the Crown lands within the Ngāti Apa (North Island) coastline within the Ngāti Apa (North Island) area of interest.

Whangaehu River Statement of Association

The Whangaehu River is of historical, cultural, spiritual and traditional significance to Ngāti Apa (North Island). The Whangaehu River is located in the northern area of the Ngāti Apa (North Island) area of interest. The extent of Ngāti Apa (North Island) interest in the Whangaehu River goes from its mouth on the west coast up to some 50 kilometres to the northern boundaries of the Heao and Maungakaretu No.1 land blocks.

The naming of the Whangaehu River occurred during Haunui a Nanaia's pursuit of his wife, Wairaka, naming the rivers that he crossed along the way. This event is recorded in the *Oriori*

mo Wharaurangi or the *Lullaby for Wharaurangi* that was composed by Te Rangitakoru of Ngāti Apa (North Island) for his young niece, Wharaurangi.

In referring to Whangaehu, the oriori records the following event:

“Ka Tiehua te wai, ko Whangaehu”

He splashed through cloudy waters, hence Whangaehu

The quote refers to the cloudy colour of the water in terms of its source being the acidic crater lake on Mt Ruapehu.

The Whangaehu River is one of three rivers that form the identity of Nga Wairiki. Nga Wairiki leader, Eruera Whakaahu, stated that ‘the name Nga Wairiki means three rivers and so the people who lived on Turakina, Whangaehu [and] Mangawhero were called Nga Wairiki.’ It also provides the tribal domain for many hapu of Ngāti Apa (North Island), including Ngati Rangiwhakaturia, Ngati Tamaea, Ngati Kiriwheke, Ngati Hikapirau, Ngati Ratua, Ngati Paenga, Ngati Houmahanga, & Ngati Huru.

The River was navigable and provided hapu with an important access route to the sea. Whitiau and Waiharakeke were two kainga that were occupied on a seasonal basis for sea fishing, and Harakeke was an important tauranga waka (canoe landing area) that was used for launching fishing expeditions out to sea.

While the River was not abundant in fish life, it provided a passage way for fish life to access tributaries that were less affected by the acidic water, and swamps and lakes that were connected to the river. Pa tuna (eel weirs) were found in tributaries including the Mangawhero Stream, the Rakautaua Swamp, Te Ngaire Stream, Kapakapa Stream.

Three other pa tuna named Te Maire, Titau and Tuini were found on the Mangamahu Stream. Pa tuna were also noted in wetlands or swamps that were linked to the Whangaehu River at Taika, Onereingi, and Otukotu. Lake Okake and the Takaponui, Mangatipona, Mangarou, and Waiporotu Streams were utilised for traditional fishing.

The Whangaehu River had many kainga spread all along its length within the Ngāti Apa (North Island) area of interest including Maraeaute, Waiharakeke, Ngahere, Wharepuarere, Whakapumahu, Akerama, Matatera, Matatera Papatupu, Orotaniwha, Ohopukia, Titirangi, Otawai, Takuao, Upokongahua, Kauangaroa, Te Koretu, Te Koukou, Whetukura, Te Waiawa, Totara, Atuahihhi, Kohanga, Te Umu Taro, Whitiau, Ngaue, Oeta, Tautarawhata, Wakapapa, and Aruekawa.

The river banks were extensively cultivated with many sites being sheltered and fertile. Named cultivations include Parikorikori, Matatera Papatupu, Tauanui, Wharepu, Paitarata,

Hekeheke, Oue, Topini, Pohatuanoa, Koaumaui, Waiatoko, Te Takataka, Matahiwi, Rotakohu, Tawarauha, Tawhirirangi, Tamaraukaha, Te Rimu, Pitatangi, Ratanui, Te Karaka and Paranaki.

Other traditional resource sites along the River include bird snaring bushes at Iwiroa and Pakihi, fern root at Ruahoara, and harakiekie gathered at Te Paruparu. The importance of the River for defence was evident by the number of pa including Waiharakeke, Te Ripo, Manuriro, Mangaroa, Te Ruapohatu, Otuwhangai, Aromanga, Te Rewa, Kawakawa, Te Karaka, Te Uwhi, Tiritiri, Ohakato, Otauirā, Huhupara, Pihāia, Kohurupo, Paekowhai, Akerama, and Te Umu Taro. There were also burial areas at sites, including Matatera, Otuwhangai, Tongowhiti, Waiaua and Otaika.

In more recent times, water quantity issues are becoming increasingly significant. As the Whangaehu River provides a drainage system for the crater lake at Mt Ruapehu, the River rates poorly in terms of contact recreation and its life supporting capacity. Also, there is pressure for increased hydro electricity activity on the River and its tributaries, which will impact the on the water quality.

As evidenced by the number of pa tuna found and the fisheries practices adopted by hapu in the tributaries and swamps connected to the river, the River still plays a significant part as the access route to the sea for many freshwater fish species. The River banks are also important breeding grounds for bird life, and the River mouth holds a sustainable white bait fishery.

Ngāti Apa (North Island) will always seek to maintain the flows of the Whangaehu River in order to support tributary fisheries dependent upon those flows.

Statement of Association for the Turakina River

The Turakina River is of historical, cultural, spiritual and traditional significance to Ngāti Apa (North Island). The Turakina River is located in the central area of the Ngāti Apa (North Island) area of interest. The extent of Ngāti Apa (North Island) interest in the Turakina River goes from its mouth on the West Coast up to some 40 kilometres to the northern boundaries of the Ohaumoko and Parae Karetu blocks.

The naming of the Turakina River occurred during Haunui a Nanaia's pursuit of his wife, Wairaka, naming the rivers that he crossed along the way. This event is recorded in the *Oriori mo Wharaurangi* or the *Lullaby for Wharaurangi* that was composed by Te Rangitakoru of Ngāti Apa (North Island) for his young niece, Wharaurangi.

In referring to Turakina, the oriori records the following event:

“Ka hinga te rakau, ko Turakina”

He felled a tree so he could cross, hence Turakina.

The quote relates to the act of felling or push down from an upright position (i.e. turaki), a tree for Haunui a Nanaia to cross the river.

The Turakina River is one of three rivers that form the identity of Nga Wairiki. Nga Wairiki leader, Eruera Whakaahu, stated that “the name, Nga Wairiki, means three rivers and so the people who lived on the Turakina, Whangaehu [and] Mangawhero were called were called Nga Wairiki.” It also provides the tribal domain for many hapu of Ngāti Apa (North Island), including Nga Ariki, Ngati Rangipuhi, Ngati Kiriwheke, Ngati Ratua, Ngati Hikapirau, Ngati Tumoetere, and Ngati Paenga.

The river was an important fresh water fishing resource, and the abundance of fresh water fisheries can be demonstrated by the numerous pa tuna that were in the Turakina River, and some of its tributaries. These included Te Ope a Te Wai, Ohi, Ohinepeke, Te Rimu, Rapautiko, Potai, Aromanga, Titikaka, Weherua, Te Mai, Piraunui, Taurimu, Okuraingatai, Otawaru, Wakaika, Wharawhakaho, Ohape, Ataua, Otangiroro, Potahi, Tawhatunui, Pirokorokiro, Pokowharo, Whangaihapu, Opango, Tataramoa, Waharua, Paeroa, Mahitihiti, and Ngapuna.

Other tributaries and lakes that are linked to the river were also accessed traditionally by Ngāti Apa (North Island), including the Waipu Stream and Lake Waipu, Te Rimu Stream, Wharepu Stream, Otawhia Stream, Rangituroa Stream, Lake Maputahi, Raunui Stream, Pokowharo Stream, Titoitoi Stream, Parawhera Stream, Te Hinau Stream, Te Hue Stream, Makirikiri Stream, Pokaikahawai Stream, Matairangi, Kahurauponga Stream, Omaha Stream, Waimutu Stream, Makuhou Stream, Mangara Stream, Mangahowhi Stream, and Omango Stream.

Sea fishing was also very important to Ngāti Apa (North Island). Several sites on the River and near the coast were referred to as fishing stations that were utilised more extensively in the summer sea fishing months as waka launching stations. These fishing kainga included Takurangi, Taurangamana, Te Papa and Te Ope o Te Wai.

The River also helped sustain the fertile flat land that was used for cultivation purposes including specific sites such as Te Ope o Te Wai, Matahiwi, Te Angaangaruru, Te Rimu, Wharepu, Te Pukerewa, Paparangiora, Paeroa, Rapaki and Te Puru.

These cultivations in turn supported many kainga including Te Papa, Te Ope o Te Wai, Opekanora, Okaukatiti, Ohinepeke, Okuraingatai, Kirikiri, Te Kowai, Opotiki, Kataka, Toakaituna, Otangiroro, Paparangiora, Pirokorokiro, Pokowharo, Oronui, Tini Waitara, Rapaki, Te Puru, Te Kopiro, Mahitihiti, and Mangahowhi. The surrounding native bush lands within the Turakina River were also accessed traditionally including sites of significance such as Pangakoriko, Tirotiro, Nga Moturiki, Paparangiora, Mamahoe, and Whangaihapu.

The River was also sustained the rugged hills located in the upper reaches of the River were used as defensive pa, including Te Maire, Pukemata, Toakaituna, and Maipaua. There were also urupa at Te Onepoto, Te Mangungu, Okaukatiti, Pukemata, and Rukumoana.

In recent times, much of the land in the Turakina valley has been converted to pastoral farming which has led to a large amount of degradation of the water quality in the Turakina River. Nutrient enrichment is high, standards for contact recreation are not rated high as well as turbidity being a problem connected to the levels of erosion in the catchment. Spawning grounds for inanga (whitebait) and various other small native fish species are compromised by the amount of pastoral farming down to the river's edge which means whitebait catches are very sparse compared to previous eras.

However the life supporting capacity of the River remains fairly high and there is evidence of Redfin Bullies being present in the middle reaches of the Turakina River, which is something Ngāti Apa (North Island) would seek to play a part in supporting. Bird life also utilises riparian areas of the river for breeding and general habitat and these need to be protected.

As Ngāti Apa (North Island) develops its capacity it looks forward to a time when hapu are fully engaged in upholding the principle of kaitiakitanga in regard to the Turakina River.

Part A: Issues, Objectives and Policies

A1 Built Environment

Urban Amenity^

Issue 1 *The development of urban areas in the District* has resulted in contrasting urban design quality and areas where development has not enhanced amenity^ values.*

Objective 1 Promote urban areas with highly regarded amenity^ values that reflect the character of each township and provide nice places to live.

Policies

A1.1-2 Enable a wide range of activities, appropriate to the character and amenity^ of each settlement and neighbourhood.

A1.1-3 Identify the following geographic zones in recognition of the characteristic amenities and landscapes of different areas:

- Residential;
- Education;
- Commercial;
- Industrial;
- Rural Living; and
- Rural.

A1.1-4 Require provision of on-site car parking and loading spaces to meet the predicted demand for each activity.

A1.1-5 Set acceptable noise limits* for each zone.

A1.1-6 Avoid, remedy or mitigate any adverse effects on residential properties and road^ safety caused by inappropriate night lighting or light glare.

A1.1-7 Ensure that any storage of goods, material or waste products is contained within individual sites* without detracting from the visual amenity^ of the environment^.

A1.1-8 Within the Commercial and Industrial zones, enable the display of advertising signs that do not detract from the amenities within the zone.

A1.1-9 Minimise the amount of signage in the Residential Zone and avoid the display of signs that do not relate to the site*.

A1.1-10 Mitigate or manage the effects of *development** on sites of significance for tangata whenua including wahi tupuna listed in Schedule C1 Significant Sites for Tangata Whenua.

A1.1-11 Avoid development of sensitive land that compromises the safety and efficiency of the District's Strategic and Arterial land transport networks, including the rail network.

Residential Zone

Issue 2A *Residents need to be able to use, develop and enjoy their individual properties without their amenity^ value being adversely affected by neighbouring developments or use. Conversely, residents need to respect and protect their neighbours' amenity^ values when considering on-site development or use. These amenity^ values include access to daylight, openness, and the absence of unreasonable noise.*

Issue 2B *The District* has a diverse population with varied housing requirements. Residential areas need to provide for a variety of housing and lot sizes, including Papakainga housing, high quality residential subdivisions^, and affordable housing.*

Objective 2 Enable a variety of housing that reflects the aspirations and identity of people and communities while achieving good urban amenity^ and design. This includes the efficient use of existing infrastructure, and integration of pedestrian, cycling and vehicle transportation networks.

Policies

A1.2-1 Contain residential activities principally within the Residential Zone.

A1.2-2 Enable iwi and hapu to develop Papakainga housing.

A1.2-3 Provide for non-residential activities in the Residential Zone where this will not compromise either the character of the area or the amenity^ of the neighbourhood.

A1.2-4 Control the *height** and location of *buildings** in the Residential Zone to maintain amenity^.

~~A1.2-5 Minimise the amount of signage in the Residential Zone and avoid the display of signs that do not relate to the site*.~~

A1.2-6 Enable a range of housing densities.

Education Zone

Issue 3 *The District* has a thriving integrated and private school sector which needs the flexibility to develop to meet the needs of their students to the same extent as state schools, which have the benefit of designations.*

Objective 3 Integrated and private schools in the District have the flexibility to grow and develop to achieve their educational aspirations and sustain their ongoing positive contribution to the community.

Policy

A1-3.1 Enable a diverse range of activities to be undertaken within the Education Zone while ensuring that these activities do not unduly affect the amenity^ of adjoining properties.

Commercial Zone

Issue 4 *The vitality of town centres needs to be maintained and enhanced by permitting the greatest range of activities in the most flexible manner while not compromising the core heritage and cultural values of building* fabric.*

Objective 4 Enable a diverse range of activities within commercial zones and encourage adaptive reuse of existing buildings*.

Policies

A1-4.1 Concentrate *commercial** activities within the Commercial Zone in order to efficiently use existing infrastructure and maintain the vitality of existing *commercial** areas.

A1-4.2 Encourage adaptive reuse of existing *buildings** and maintenance of their heritage features. [Refer also Heritage Protection provisions.](#)

A1-4.3 *Parking spaces** may not be required where sufficient parking exists in the vicinity of the *site** and where these would enable the adaptive reuse of an existing *building**.

A1-4.4 Encourage streetscape development* and landscaping of common use areas within the Commercial Zone.

Industrial Zone

Issue 5 *Encourage industrial activity on appropriately-zoned land, as these activities are not generally compatible with more sensitive land uses such as residential.*

Objective 5 Industrial activities are sited in appropriate locations and their effects managed where these are significant.

Policies

A1-5.1 Contain industrial activities principally within the Industrial Zone to manage environmental effects, permit industrial activities in other zones where effects are minor, and enable industrial activities associated with *primary production** in the Rural Zone.

A1-5.2 Ensure non-industrial activities do not, through reverse sensitivity effects, create conflicts with industrial activities.

A1-5.3 Maintain connection between industrial activities and key road[^] and rail corridors in the *District**.

A2 Natural Environment

Rural Amenity

Issue 6 *The character and amenity[^] values of the rural environment (other than areas separately identified in this plan as having special landscape qualities) are largely derived from the predominance of agricultural production activities, open space, and cultural landscapes with natural character.*

Issue 7 *Primary production* inevitably generates effects. It is, however, important that more sensitive activities do not create inappropriate conflicts with or constrain primary production*. Amenity[^] effects, or potential adverse health effects, encompass 24 hour harvesting operations, noise associated with animals or with cropping, plantation shading, and odour, which may not be compatible with more sensitive land uses.*

Objective 6 Maintain the largely primary production* qualities of the Rural Zone and manage land use so that character and amenity[^] values are not compromised.

Objective 7A Ensure that activities dissociated from primary production* or meeting the needs of rural communities are minimised, and, where those activities do occur, manage them to avoid or mitigate potential conflicts with primary production* activities.

Objective 7B Maintain the outstanding natural features and landscapes recognised within the Plan and protect them from inappropriate subdivision, use, and development.

Policies

A2-7.1 Enable *primary production** with limited controls.

A2-7.2 Avoid, remedy or mitigate any adverse effects of shading of land, public roads[^] or buildings* caused by *shelterbelts**, plantations or buildings* on adjacent property.

A2-7.3 Avoid, remedy or mitigate any adverse effects on residential properties and road[^] safety caused by inappropriate night lighting or light glare.

A2-7.4 Preserve the largely *open space** and unbuilt nature of the rural environment, and maintain the distinctive cultural landscapes associated with the predominance of *primary production**.

A2-7.5 Require separation distances between rural *dwellings** and other rural activities such as *intensive farming**, forest planting, effluent holding ponds and oxidation ponds to minimise any adverse effects on those *dwellings**.

A2-7.6 Avoid the fragmentation of rural land for residential *development**.

A2-7.7 Avoid, remedy or mitigate any adverse effects on outstanding natural features and landscapes listed in schedule C4 and on the margins of *rivers**, *lakes** and wetlands[^] from inappropriate activities, including *earthworks**, subdivision, *development** and use.

A2-7.8 Recognise that signs play an important role in the District for advertising local businesses, but that some control on signage is needed in order to protect the amenity and ensure traffic safety is not compromised.

A2-7.9 Avoid signage in the Rural and Rural Living Zones where it is not related to a business, service or activity that is located within the Rangitikei District.

Rural Zone

Issue 8 *The District* is dependent on primary production* to thrive. It is a priority for the District* to enable and support successful primary production* activities, by ensuring that the productive capacity of rural land, including land used in intensive production, is managed efficiently and sustainably.*

Issue 9A *Unrestricted rural lifestyle development within rural areas would have significant adverse effects on primary production*, outstanding natural features and landscapes, rural character, transport networks, and demand on services. It is necessary to ensure that provision of rural lifestyle development is located close to existing townships and in specified areas to avoid sporadic rural residential development and limit the loss of versatile soils.*

Issue 9B *Provide for the continuation of existing primary production* activities within outstanding natural features and landscapes as identified in Schedule C4.*

Objective 8 Sustainable management of the versatile soils of the District to ensure their ongoing productive capability.

Objective 9 Rural lifestyle living is provided for in specified areas.

Policies

A2-8.1 Establish two zones called the Rural Living Zone and the Rural Zone.

A2-8.2 Provide for the Rural Living Zone around the settlements of Marton, Bulls, Taihape and Hunterville that:

- a) enables rural residential scale *allotments**;
- b) requires a minimum lot size to minimise the loss of versatile soils;
- c) enables a range of rural and residential activities; and
- d) preserves aspects of rural amenity[^] while providing a transition to the urban environment.

A2-8.3 Provide for a Rural Zone for most of the *District** that:

- a) maintains the predominant *primary production** nature of the *District**;
- b) avoids residential and rural residential *development** dissociated from *primary production**;
- c) maintains the *open space** and protect outstanding natural features and landscapes that are distinctive of the *District**.

Water Surfaces and Margins

Issue 10 *Landscape, ecological and amenity[^] values of lakes*, rivers*, wetlands[^] and their margins are derived from their natural science, perceptual and associational qualities, including distinctive cultural connections for Tangata Whenua[^]. Where these qualities are compromised through inappropriate use and development, then the landscape, ecological and amenity[^] values are also compromised.*

Objective 10 Protection of:

- a) **the landscape, ecological and amenity[^] values of the surface of lakes*, rivers*, wetlands* and their margins; and**
 - b) **identified surface water and margins within the District that form part of outstanding natural features and landscapes.**
-

Policies

A2-10.1 Enable the use of the surfaces of water in *lakes**, *rivers** and *wetlands^* for recreational and other purposes, provided the adverse effects of these activities on landscape, ecological and amenity^ values of the *rivers**, *lakes**, *wetlands^* and their margins and water quality are avoided, remedied or mitigated.

A2-10.2 Mitigate or avoid the effects of surface water use by motorised craft, including noise, traffic and conflict between users, at *sites** where such use has an impact on amenity^ values or the environment.

A2-10.3 Avoid removal of *indigenous vegetation** from the margins of *rivers**, *lakes** and *wetlands^*.

Public Access to Rivers, Lakes, Wetlands, and the Coast

Issue 11 *Maintaining public access to and along the open space margins of rivers, lakes, wetlands^ and the coast.*

Objective 11 Public access is required along the margins of rivers, lakes, wetlands and the coast where it is practicable and achievable in any subdivision^ or development.

Policies

A2-11.1 Consider provision of public access to rivers and their margins, and the coastal margins, particularly in the context of subdivision^ in these areas.

A2-11.2 Maintain existing public access to *open spaces**, and along the coast, *lakes** and river margins.

Coastal Environment

Issue 12 *Coastal settlements in the District* are prone to coastal hazards and loss of special character value and these issues are separately addressed in the plan. The remaining issue is the limit on development as a result of the capacity constraints of coastal essential reticulated services.*

Objective 12A Further urban development in coastal settlements must demonstrate that the development can be connected to essential services*.

Objective 12B Preservation of the natural character of the coastal environment and protection from effects of inappropriate subdivision, use and development.

Policy

A2-12.1 Avoid urban *development** in coastal settlements where that *development** cannot be connected to essential reticulated services.

A2-12.2 Ensure that the subdivision, use and development activities in the coastal environment are designed and managed to avoid adverse environmental effects on the natural character of the area.

Outstanding natural features and landscapes

Issue 13 *The values of outstanding natural features and landscapes (ONFL) within the District* are at risk from significant effects, alteration, damage or destruction from land use activities, including primary production activities, major network utility development, renewable energy* developments, significant earthworks and/or the removal of indigenous vegetation.*

Objective 13 Protect outstanding natural features and landscapes from inappropriate subdivision, use, and development.

Policies

A2-13.1 Outstanding natural features and landscapes (ONFL) of the District are identified on the planning maps and Schedule C4. Schedule C4 details the known important qualities, values and characteristics associated with these ONFL.

A2-13.2 Activities proposed to be undertaken within areas identified in Schedule C4 must consider the effects and impacts on the qualities, values, and characteristics of the ONFL using the assessment factors set out in Schedule C4, which include:

- a) Natural science factors
- b) Aesthetic values
- c) Expressiveness (legibility)
- d) Transient values
- e) Shared and recognised values
- f) Cultural and spiritual values for Tangata Whenua
- g) Historical associations.

A2-13.3 Avoid any significant adverse cumulative effects on the qualities, values and characteristics of ONFL identified in Schedule C4.

A2-13.4 Avoid subdivision within outstanding natural landscapes and features identified in Schedule C4.

A2-13.5 Avoid activities, including structures[^], primary production* and earthworks* within ONFL identified in Schedule C4 that have significant adverse effects on the identified

qualities, values or characteristics of the ONFL by limiting the intensity, scale and character of activities to that which can be absorbed into the ONFL.

A2-13.6 Avoid removal of indigenous vegetation* from riparian margins* that form part of an ONFL as identified in Schedule C4, where the removal would have a significant adverse effect on the natural character of those riparian margins*.

A2-13.7 Provide for the continuation of existing primary production activities within outstanding natural features and landscapes as an existing use right where the effects of such land use on the key attributes of the outstanding natural features and landscapes (as identified within Schedule C4) remain the same or similar in character, intensity or scale.

A2-13.8 Ensure that, where a transmission line activity is to locate within an ONFL, both the functional, operational or technical constraints and the adverse effects of this activity have been considered on the ONFL identified in Schedule C4.

Notable trees and culturally significant flora

Issue 14 *Notable trees and culturally significant flora contribute significantly to the amenity^ values of the District*, and lack of community awareness and recognition of their significance may lead to their damage or loss.*

Objective 14 Notable trees and culturally significant flora are identified, conserved and maintained, and their amenity^ values are recognised.
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Policies

A2-14.1 Require the protection and conservation of significant notable trees, as identified in Schedule C2 of the District Plan, from inappropriate subdivision^, use and development*.

A2-14.2 Require the conservation of flora that has cultural significance for Maori and is within the conservation estate or is on publicly owned land.

A2-14.3 Encourage public awareness and recognition of notable trees.

A3 Cultural and Heritage Character

Tangata Whenua

Issue 15 *If the relationship Tangata Whenua[^] have with their ancestral lands, water, sites, waahi tapu, and other taonga are not specifically identified and acknowledged when establishing an inventory of key natural and physical resources and establishing objectives, policies and rules for land use management, then there are adverse effects on the relationship between Tangata Whenua[^] and those natural and physical resources.*

Objective 15 To recognise and provide for the relationship of Tangata Whenua[^] with their ancestral lands, water, sites, waahi tapu and other taonga.

Policies

A3-15.1 Provide for the relationship between Tangata Whenua and landscapes of cultural significance within the district through the development of non-statutory methods that ensure associative values are recognised and protected long-term.

A3-15.2 Recognise the role of Tangata Whenua as kaitiaki[^] of key natural and physical resources with which they have a strong ancestral relationship, by ensuring that their views are sought on applications that may materially affect key natural and physical resources, particularly those sites identified in Schedule C1.

A3-15.3 Enable development to encourage iwi, hapu and whanau to resettle within the District and reconnect with the land, provided that the adverse effects of development, subdivision and use are avoided or appropriately managed.

A3-15.4 Collaborate with iwi on the identification and appropriate protection of sites of significance to tangata whenua.

Heritage Protection

Issue 16 *Achieve the management and protection of historic heritage while ensuring that new possibilities and new uses of that heritage are not constrained in a way that impedes the social, economic and cultural wellbeing of communities.*

Objective 16A Identify examples of historic, cultural and other sites that reflect the District's heritage and cultural amenity[^], and provide for the management of those resources in a way that sustains the social, cultural and economic wellbeing of current and future communities.

Objective 16B Recognise and provide for the protection of identified heritage values at building and heritage precinct levels.

Policies

~~A3-16.1 Evaluate in any application for the destruction or modification of heritage, the extent to which the replacement activities provide for the economic, social and cultural wellbeing of the affected community.~~

A3-16.2 Ensure known examples of *historic heritage** are recognised in the *District**, and listed in Schedule C3A.

A3-16.3 Enable the protection, conservation ~~or~~ and adaptive reuse of *historic heritage** and the protection and conservation of heritage values listed in Schedule C3A and C3B of the Plan.

A3-16.4 The historical, cultural and physical heritage values ~~for~~ of buildings contained in Schedule C3B are recognised and provided for in resource consent decision-making.

A3-16.4A Interior heritage values and exterior heritage values (other than the façade those physical heritage values listed in Schedule C3B) are given regard to in resource consent decision making.

A3-16.5 Proposals to redevelop, modify, demolish or partially demolish heritage buildings in the Marton heritage precinct (as listed in Schedule C3B) shall assess the ~~impacts~~ effects on overall precinct values.

A3-16.6 Proposals to redevelop, demolish or partially demolish buildings in the Marton heritage precinct (as listed in schedule C3B) shall be assessed by a design panel facilitated by Council to inform resource consent decision-making processes (see note 1).

A3-16.7 If, after considering the economic feasibility of all reasonably practicable options, all adverse effects of a proposal cannot reasonably be ~~Provide for heritage offsets where adverse effects on heritage values cannot be~~ avoided, remedied or mitigated, heritage

offsets for any remaining adverse effects will be considered and the offset is an overall heritage gain.

A3-16.8 An offset considered in accordance with Policy A3-16.7 must provide for a net gain in heritage values, via:

A3-16.8 Heritage offsets must adhere to the following principles:

a) Heritage offsets must be enduring. As such, they should be secured in perpetuity by appropriate legal mechanisms, and

b) Heritage offsets must address all residual effects that remain after all reasonably practicable measures are in place to avoid, remedy, or mitigate effects, and

c) Heritage offsets cannot account for deferred maintenance arising from wilful neglect or unconsented work, and

d) Offsets must be determined using sound methodologies, fully documented and undertaken by appropriately qualified heritage specialists, and

e) Offsets shall not be considered where the adverse effects apply to a Category 1 place, waahi tapu or other site of significance to Māori, or to a historic building or area outside the Marton township, and

f) The heritage building or heritage site receiving the benefit from the heritage offset must be within the Marton heritage precinct, and

g) The design and implementation of heritage offsets and communication of the results to the public shall be undertaken in a transparent and timely manner.

a) protection of like heritage values within the heritage precinct the applicant's site is located in, and

b) use of appropriate mechanisms (e.g. covenant) to ensure long-term security of the values being offset, and

c) the heritage protection outcomes achieved are greater than would have been achieved had the offset not taken place, and

d) the methodology for considering the offset is sufficiently robust to assess offset values at the scale of activity proposed.

Note 1: The design panel is:

- Formed on a case-by-case basis for each project.

- Council funded.
- An expert panel, comprised of at least three experts and a Council appointed facilitator, including, but not limited to:
 - Nominee from the New Zealand Institute of Architects Western Branch.
 - Nominee from Heritage New Zealand and/or the Whanganui Regional Heritage Trust.
 - Experts from the field of heritage architecture, urban design, or building engineering or quantity surveying, (particularly earthquake-prone buildings) as required.
- Able to provide verbal and written advice to applicants and decision makers.
- Required to apply the objectives and policies of the Rangitikei District Plan heritage provisions as the foundation for reporting.

Note 2: When considering heritage offsets, applicants are advised that there are situations where particular adverse effects on historical and cultural heritage values cannot be offset due to the irreplaceability significance and/or uniqueness of the historical or cultural heritage value and/or the extent of the adverse effect. Applicants are strongly recommended to consult with Heritage New Zealand at the outset of any project planning.

A4 Hazards

Natural Hazards

Issue 17 *As a result of the geophysical characteristics of the District*, parts of the District* are prone to natural hazard^ events, with land instability and flooding the most common. The risk and severity of impact of natural hazards^ on people, property and the environment may be increased by land use.*

Objective 17 The adverse effects of natural hazards^ on people, property, infrastructure and the wellbeing of communities are avoided or mitigated.

Policies

A4-17.1 Significant natural hazards^ will, where there is a known high probability or high potential impact from an event's predicted effects, be identified on planning maps as *Natural Hazard Area 1** or *Natural Hazard Area 2**.

A4-17.2 Avoid subdivision^, new structures^, activities, or an increase in the floor area of existing structures^ or activities in *Natural Hazard Area 1** unless the resulting risk, including residual risk, to people, property, infrastructure and the wellbeing of communities is no more than minor, and is achieved through:

- a) Specifically designed avoidance or mitigation measures; or
- b) The character or scale of the subdivision^, structure^ or activity.

A4-17.3 Allow subdivision^, the establishment of new structures^ or activities, or an increase in the scale of any existing structures^ or activities in areas that are shown on the Planning Maps as being within *Natural Hazard Area 2**, provided any natural hazard^ is avoided or mitigated.

A4-17.4 Avoid where practicable the siting of *Critical Infrastructure** and services within areas of significant risk from natural hazard^ events.

A4-17.5 Manage the effects of natural hazards^ caused by long-term shifts in climate and changes in sea-level by setting minimum *floor levels**, designing flood avoidance or mitigation measures, and through the design and construction of *network utilities**.

A4-17.6 Avoid structures^ and activities that are likely to reduce the effectiveness of existing works, structures^, natural landforms or other measures which serve to mitigate the effects of natural hazard^ events.

A4-17.7 Manage the use, storage, transportation and disposal of *hazardous substances** in areas subject to natural hazards^ to avoid or mitigate potential adverse effects caused by *hazardous substances** during natural hazard^ events.

A4-17.8 Avoid new habitable buildings or a significant increase in the floor area of existing habitable buildings in the Taihape West Slip Zone.

Hazardous Substances

Issue 18 *Inappropriate storage, use, and transportation of hazardous substances has the potential to cause damage to the environment, including ecosystems, and to human health and property.*

Objective 18 Storage, use, containment, and transportation of hazardous substances is carried out in a manner that protects the environment from adverse effects, such as contamination, toxic discharge and pollution.

Policies

A4-18.1 Hazardous facilities are to be designed, located, constructed and managed to avoid or mitigate adverse effects, including potential risks, to the environment or to human health.

Contaminated Land

Issue 19 *Inappropriate use or development*, or change of use, or intensification of activity on existing contaminated sites in the District* may adversely affect the environment and human health.*

Objective 19 Contaminated land is used, subdivided, developed or managed in a way that avoids or mitigates adverse effects on the environment and human health.

Policies

A4-19.1 Avoid the subdivision[^], use, or *development** of land that is contaminated by *hazardous substances** unless the District Council is satisfied that management, mitigation, or remedial measures are or will be sufficient to address any adverse effects on environmental or human health, and are in accordance with the NES for Assessing and Managing Contaminants in Soil to Protect Human Health.

A1 Infrastructure

Network Utilities

Issue 20 *Network utilities* provide important services for the people of the District*, enabling people and communities to provide for their social, economic and cultural wellbeing. Network utilities* have specific technical and locational requirements that may limit their location options. These network utilities* can have adverse effects on the environment and place restrictions on existing land uses.*

Issue 21 *The safe and efficient operation and maintenance of network utilities* can be put at risk by inappropriate subdivision^, use and development (through reverse sensitivity effects).*

Objective 20 Ensure network utilities are designed, located, constructed, operated, maintained and upgraded to:

- a) Avoid, remedy or mitigate adverse effects on the environment;
- b) Ensure the efficient use of natural and physical resources.

Objective 21 Protect the safety and operation of network utilities from the adverse effects of other land use activities.

Objective 21A Industrial, Residential and Commercial *development** must demonstrate that it can be designed in a manner to avoid *sensitive activities** occurring near National Grid transmission lines.

Policies

A5-21.1 Enable the establishment, operation and maintenance of *network utilities**.

A5-21.2 Encourage network utility operators^ to co-locate with other activities or to locate within the existing roading network where possible to minimise cumulative effects.

A5-21.3 Ensure that new or expanded network utilities* are located underground in urban areas wherever practicable.

A5-21.4 Avoid, remedy or mitigate adverse effects of *network utility** services on heritage features, outstanding natural features and landscapes, in particular their qualities, values and characteristics and the natural character of the area.

A5-21.5 Ensure that any planting and plant maintenance does not interfere with essential infrastructure, including transmission and sub-transmission networks.

A5-21.6 Ensure the safe operation of critical infrastructure and network utilities* by ensuring that appropriate separation distances are maintained.

A5-21.7 Ensure that subdivision^, use and *development** does not compromise the ability of *network utilities** to function.

A5-21.8 Ensure that the development is designed to avoid adverse effects on the operation, maintenance, upgrading and long-term development of National Grid transmission lines.

A5-21.9 Avoid the development of *sensitive activities** in areas under and adjacent to National Grid transmission lines.

A5-21.10 The reverse sensitivity effects generated by land development, particularly *sensitive activities**, near National Grid transmission lines must be managed in order to avoid, remedy or mitigate the adverse effects on both the safe, secure and efficient use and development of the transmission network and the safety and amenity values of the community.

Renewable Electricity Generation

Issue 22A *Concerns over the potential effects of global warming and climate change will continue to lead to national and international policy directives to increase the proportion of electricity generation* from renewable electricity sources. The use of renewable electricity resources in rural locations is likely to be an increasing feature in the District*. The challenge for the District* is to find a balance between enabling such developments so that Rangitikei plays its part in minimising the impacts of climate change whilst managing the effects of development on the essential character of the District*.*

Issue 22B *The rurally isolated nature of many of the District's* smaller communities and settlements means that it is essential for many to be able to have "off-grid" lifestyles. Therefore, domestic renewable electricity generation* should be enabled.*

Issue 22C *Subdivision, land use and development can, through reverse sensitivity effects, lead to adverse effects on the safe and efficient operation of consented or existing renewable electricity generation activities.*

Objective22A Ensure that the development of *renewable electricity generation is designed, located, constructed, operated, maintained and upgraded to:**

- a) **Avoid, remedy or mitigate adverse effects on the environment, in particular the District’s outstanding natural features and landscapes;**
- b) **Promote the local, regional, and national benefits of the use and development of renewable energy resources at various scales.**

Objective 22B Enable domestic *renewable electricity* generation* in the Rural and Rural Living zones.

Objective 22C Avoid, remedy or mitigate adverse reverse sensitivity effects on the safety and efficiency of consented or existing renewable electricity generation activities

Policies

A5-22.1 Enable the use and *development** of a range of *renewable* electricity generation* methods in a manner that avoids, remedies or mitigates adverse environmental effects.

A5-22.2 Enable the use and *development** of a range of *renewable* electricity generation* methods at domestic scales in a manner that avoids, remedies or mitigates adverse environmental effects.

A5-22.3 Ensure that the technical and location requirements of new *renewable electricity generation**, and reverse sensitivity effects on the existing environment are considered.

A5-22.4 Avoid renewable electricity generation developments within outstanding natural features and landscapes where the effects on the quality, values and characteristics of the feature or landscape would mean that they would no longer qualify as an ONFL if reassessed using the schedule of Assessment Factors identified in C4.

A5-22.5 Ensure that regard is had to the local, regional and national benefits to be derived from *renewable electricity generation** activities.

A5-22.6 Avoid, remedy or mitigate adverse reverse sensitivity effects that potentially affect consented or existing renewable electricity generation activities.

Transport

Issue 23 *Protect the safety and efficiency of the District’s* transport networks from inappropriate use and development.*

Objective 23 Ensure that the safety and efficiency of the existing transportation network is maintained, and that additions to the network complement the existing network.

Policies

A5-23.1 Require all new roads[^] to have functionality appropriate to the Roding Hierarchy.

A5-23.2 Recognise the importance of maintaining the safety and efficiency of the *District's** Strategic and Arterial land transport networks, including the rail network.

A5-23.3 Require all new subdivisions[^] and *developments** to provide infrastructure and facilities for non-motorised transport users, to minimise any adverse effect on the safety or convenience of users.

A5-23.4 Require satisfactory sight lines for vehicles at railway crossings, at intersections and at property entrances and exits.

A5-23.5 Require the provisions of the Council's Subdivision and Development Code of Practice to be met when designing new roads[^].

A5-23.6 Avoid development of sensitive land that compromises the safety and efficiency of the District's Strategic and Arterial land transport networks, including the rail network.

A6 Special Assessment Policies

Subdivision and Development

There is not currently a significant demand for subdivision[^] in the *District**. Consequently, the District Plan provides a degree of flexibility as to the form of subdivision[^] in the urban zones, and in the Rural Zone seeks to protect the zone's existing predominant *primary production** and *open space** character. Below are a set of additional assessment policies that will inform the exercise of discretions provided for in the rules.

Assessment policies for subdivision

A6-1.1 When assessing a subdivision[^] application, regard must be had to the objectives and policies in the natural hazards[^], transportation and the natural environment sections of the Plan and the provision of public access to rivers, lakes, wetlands and the coast where appropriate.

Residential subdivisions

A6-1.2 *Infill** subdivision[^] in the Residential Zone that meets the standards for restricted discretionary activities will generally be granted consent subject only to conditions where the *allotment**:

- a) is to be connected to reticulated essential services;

- b) allows for each *dwelling** to be isolated from services for maintenance and repair;
- c) can accommodate residential *development** in accordance with the requirements of the District Plan; and
- d) can provide connection to the roading network is safe and efficient
- e) is capable of being adequately serviced with electricity.

A6-1.3 *Greenfield** subdivision^ in the Residential Zone should be designed in a manner that ensures:

- a) that the size and shape and arrangement of lots meets the standards for restricted discretionary activities and generally provides for good pedestrian and vehicular access, and sunlight;
- b) the *development** is fully serviced and connected to the Council's reticulated essential services, and is connected in a manner that allows for the services to be isolated for maintenance and repair; and
- c) that connection to the roading network is safe and efficient in a manner that provides for sufficient network connectivity.
- d) that development is designed, located and managed in such a way as to avoid, remedy or mitigate conflicts with existing network utilities.
- e) that development in proximity to an electricity transmission corridor ensures the safe and efficient use and development of the electricity transmission network and the safety and amenity values of the subdivision.
- f) That all sites created by subdivision demonstrate that they are capable of being adequately serviced with electricity.

A6-1.4 While residential density requirements in the District Plan express a minimum lot size which is known to be sufficient to provide for residential amenity^, smaller lot sizes may be allowed where it can be shown by an accompanying application for the construction of a *dwelling(s)** that the higher density makes sufficient provision for the amenity^ of future residents and adjoining neighbours.

Rural subdivisions

A6-1.5 Subdivision^ into *allotments** of less than 10 hectares should be avoided, where versatile soils exist as defined in the NZLR LUC as being Class 1 and 2 land, to prevent residential development* on the most versatile soils in the District* and to maintain the primary production* use and character of this land. The minimum lot size will be

the principle mechanism for protecting these versatile soils and ensuring that the productive capacity of these soils is preserved for future generations.

A6-1.6 Where land proposed to be subdivided does not contain class 1 and class 2 land, only limited subdivision is provided for.

A6-1.7 Development shall be managed to avoid incompatible development and reverse sensitivity effects upon existing network utilities.

Transport

Given the nature and shape of some allotments*, and the nature of the roading network in the District*, subdivisions^ and development* may not readily meet the requirements for parking, loading and sight distances for vehicle and rail level crossings.

Below are a set of additional assessment policies that will inform the assessment of consent applications

Assessment policies for transport

A6-3.1 For sight distances that do not meet the vehicle access permitted activity^ standards, Council will use the standards set down in the New Zealand Transport Agency's Traffic Control Devices Manual.

A6-3.2 Where the sight distance is below the New Zealand Transport Agency Traffic Control Devices Manual requirements, an assessment from a suitably qualified and experienced traffic engineer will be required.

A6-3.3 For sight distances that do not meet the rail level crossing permitted activity standards, Council will use the standards set down in the New Zealand Transport Agency Traffic Control Devices Manual. If the available sight distance is a greater distance than specified in the New Zealand Transport Agency Traffic Control Devices Manual then the Council will generally grant the consent.

A6-3.4 Where the sight distance is below the New Zealand Transport Agency Traffic Control Devices Manual requirements, further assessment will need to be undertaken by the New Zealand Railways Corporation.

A6-3.5 The Council will consider reductions in parking provision where:

- a) it can be demonstrated that the demand for parking generated by each activity does not occur simultaneously and that the operational hours or arrangements of those activities allow for sharing of *parking spaces**; or
- b) the required parking may be provided on a nearby site, provided that site is close enough to the site of the activity to effectively accommodate the demand for parking that is expected to be generated by the activity.

A6-3.6 The Council will consider reductions in loading area provision where:

- a) it can be demonstrated that the demand for loading space generated by each activity does not occur simultaneously, and that the operational hours or arrangements of the multiple activities that exist on a site allow for the sharing of loading spaces; or
- b) loading facilities are sufficient to serve the needs of the operations or activities undertaken on the site.

Part B: Rules

B1 General Rules and Standards

B1.1 General rule (interpretation, hierarchy of provisions and notification)

The following general rules apply to this Plan:

B1.1-1 Unless the context otherwise requires, the terms in this Plan are the same as in the Resource Management Act and have the same meaning as in the Act.

B1.1-2 Unless a land use within the meaning of section 9 of the Act is expressly classified in this Plan as permitted and meeting the performance standards for a permitted activity[^], then the activity contravenes this rule and requires a resource consent. Activities are to be classified according to the provisions of this Plan. Where the activity is not specifically provided for then the activity is a discretionary activity[^].

B1.1-3 The zoning of land and any other relevant identification for the purpose of rules is determined by reference to all of the District Plan including the planning maps in Part D.

B1.1-4 Any land use or subdivision[^] for the purposes of sections 9 and 11 of the Act must comply with the standards in clauses 1.2-1.137 below. If the activity fails to meet a standard, then the activity is a restricted discretionary activity[^] (unless the activity is given a discretionary classification by other provisions of this Plan, in which case that classification applies), with the matters of discretion to include:

- c) any matters of control where the activity would otherwise have been a controlled activity[^];
- d) any matters over which discretion is reserved, where the activity is classified as restricted discretionary; and
- e) the effects of any breach of any standard in clauses 1.2-1.137 below.

B1.1-5 All land use and subdivision[^] activities within the meaning of sections 9 and 11 of the Act must meet the standards in the transport section B9 of this Plan, or, where the activity does not meet those standards, the activity must be classified as a restricted discretionary activity[^] (unless the activity is given controlled or discretionary[^] classification by other provisions of this plan in which case that classification applies), with the matters of discretion to include:

- f) any matters of control where the activity would otherwise have been a controlled activity^;
- g) any matters over which discretion is reserved, where the activity is otherwise classified as restricted discretionary; and
- h) the effects of any breach of any standard in section B9 of this Plan.

B1.1-6 An activity that is a controlled activity^, or a restricted discretionary activity^ must not be publicly notified unless otherwise stated.

B1.1-7 Any discretionary activity^ will be assessed as to the notification in accordance with the provisions of the Resource Management Act 1991.

B1.1-8 The following activities are permitted activities, subject to any standards below, in every zone:

- i) *open space** activities;
- j) *temporary activities**;
- k) *temporary military activities**;
- l) *sports and recreation activities**
- m) *signs**;
- n) the construction, repair, maintenance or operation of:
- o) public roads, public footpaths, public parking spaces, public loading bays and zones
- p) public railways and level crossings
- q) public walking tracks, cycleways or shared accessways (designed for pedestrians and bicycles).
- r) vehicle accessways

General Standards

B1.2 Light

B1.2-1 Activities must not emit light that results in an added luminance over and above the measured ambient level in excess of 8 lux spill of light, as measured in the vertical plane at the windows of any *residential dwelling unit** in the Residential Zone.

B1.2-2 Light must not impede the vision of motorists or train drivers.

B1.2-3 Within any Comprehensive Development Area (CDA)

a) external artificial lighting will be designed so that its use does not result in an added luminance over and above the measured ambient level, in excess of 8 lux. This is measured in the vertical plane at the windows of any residential buildings in any residentially zoned site and 20 lux in other zones.

b) artificial lighting will also be designed, installed and maintained so that it is shielded from or directed away from any road, state highway, or railway.

B1.3 Water Supply and Waste Disposal

B1.3-1 Every *habitable building** must have a potable water supply and waste water treatment system unless the *building** is on an *allotment** where there is a reticulated water and sewage system within 50 metres of the *boundary**, in which case the *habitable building** must be connected to a reticulated water and sewage system.

B1.4 Surface Water Disposal

B1.4-1 There must be no increase in the volume, velocity, or redirection, of surface water run-off to adjoining land.

B1.5 Building Height

B1.5-1 A *building** (excluding *network utilities**) must not exceed a *height** of:

- | | |
|---|------------|
| a) Industrial Zone (excluding sites below): | 16 metres |
| b) Residential Zone: | 8 metres |
| c) All other Zones: | 10 metres. |

B1.5-2 Chimneys, ventilation shafts, water storage tanks, lift towers, machinery rooms must not measure more than 2 metres in a horizontal plane or project more than 1.5 metres above the maximum permitted height of the building in any Zone.

B1.5-3 Ornamental turrets, steeples, finials and other decorative features must not measure more than 2 metres in a horizontal plane or project more than 1.5 metres above the maximum permitted height of the building in any Zone.

B1.5-4 Television aerials and associated receiving equipment must not measure more than 2 metres in a horizontal plane or project more than 3 metres above the maximum permitted height of the building in any Zone.

B1.6 Storage Areas

B1.6-1 Where any land in the Commercial or Industrial Zones adjoins residentially zoned land, then areas used for storage of goods, materials, or waste products must be screened by:

- a) planting with a depth of 2m and a minimum *height** of 2m and maintained; or
- b) close boarded fencing to a minimum *height** of 1.8m.

B1.6-2 Any outdoor storage in the Commercial or Industrial Zones which holds organic products or organic waste must be covered and contained in an appropriate manner to avoid attracting pests or birds.

B1.7 Noise

B1.7-1 Noise limits in the District are as follows:

Zone	Time	Noise Limits
Rural, Rural Living and Residential Zones	Day time 7am – 10pm	50 dB $L_{Aeq(15min)}$
	Night time 10pm – 7am	45 dB $L_{Aeq(15min)}$ 70 dB L_{AFmax}
Education, Commercial and Industrial Zones	Day time 7am – 10pm	65 dB $L_{Aeq(15min)}$
	Night time 10pm – 7am	55 dB $L_{Aeq(15min)}$ 75 dB L_{AFmax}

B1.7-2 In the above table, noise from residential activities and from non-residential activities shall not exceed the tabulated noise limits –

- a) At any point within any other site, other than a site in the Rural or Rural Living Zone.
- b) At any point within the notional boundary* of any dwelling in the Rural or Rural Living Zone.

B1.7-3 Sound from any zone that is received in any other zone shall comply with the noise limits in the most sensitive noise zone.

B1.7-4 Sound shall be measured in accordance with NZS 6801:2008-Acoustics Measurement of Environmental sound, and assessed in accordance with NZS 6802:2008 Acoustics-Environmental noise. Noise from sources outside the scope of these standards shall be measured and assessed in accordance with the relevant New Zealand Standards.

B1.7-5 The above noise limits do not apply to the noise from the following sources:

- a) Sounds from mobile primary production* related noise sources, stationary primary production* equipment such as pumps and generators and all animal sounds (excluding those arising from intensive farming and animal boarding activities or percussive bird scaring devices or wind machines used for frost damage mitigation.)
- b) Warning devices used by emergency services.
- c) In any part of the District, a recreational or entertainment event, limited to one event per year per site, that is open to the public and held between the hours of 8am and 11pm.
- d) Temporary military activities which are provided for in section B 1.14.
- e) B1.7-6 In the Residential Zone, activities of a normal domestic nature including recreational activities such as sporting events, provided that these activities do not involve powered motorsport, powered aviation, gunfire or amplified music.

B1.7-6 All noise emitted in the course of construction work must comply with NZS6803:1999 Acoustics – Construction Noise.

B1.7-10 Noise from helicopter landing areas must comply with NZS6807:1994 Noise Management & Land Use Planning for Helicopter Landing Areas.

B1.1-2 Noise emitted from the operation of windfarms must comply with NZS6808: 2010 Acoustics – Wind Farm Noise.

B1.1-3 For new developments proximate to existing operational rail lines and the associated rail corridor, reverse sensitivity effects relating to noise with the adjacent railway operations can occur. Therefore the following limits apply:

- a) Dwellings less than 40 metres from track edge are required to meet limits of 35 dB $L_{Aeq(1hr)}$ inside bedrooms, 40 dB $L_{Aeq(1hr)}$ inside other habitable spaces when measured as a desktop exercise where train noise is deemed to be 70 dB $L_{Aeq(1hr)}$ at 12 metres from the closest rail track.
- b) All other activities less than 40 metres from the track edge must be designed in awareness of the noise and vibration resulting from railway operations, and, where a building is to be erected, be in compliance with AS/NZS 2107/2000: Acoustics – recommended design sound level and reverberation times for building interiors.
- c) Dwellings between 40 to 80 metres from track edge must:
- i. be fitted with perimeter seals on all windows, and any bedroom doors that give direct access to the exterior of the building
 - ii. ensure that the total area of glass used (other than in walls facing directly away from the railway line) does not exceed 30% of the total area of all external walls.

Note: These limits also apply to ground borne noise from underground lines.

B1.8 Earthworks

B1.8-1 In all zones, all *earthworks**, other than for *critical infrastructure** must comply with the following limits:

Zone	Maximum Volume per Site per Year	Maximum Change in Vertical Height/Depth between existing and finished ground level	Minimum Setback from Boundaries	Minimum Setback from Wetland as identified under Schedule E of the Horizons Regional Council One Plan
Rural (excluding ONFL)	No maximum limit	No maximum change	No minimum setback	10m
Rural (inside an ONFL)	1000m ³	No maximum change	No minimum setback	10m
Rural Living	1000m ³	1.5m	3m	10m
Residential	500m ³	1m	3m	10m

Commercial and Education	500m ³	1m	3m	10m
Industrial	1000m ³	1.5m	3m	10m

B1.8-2 The maintenance and repair of existing *tracks** is exempt from the maximum volume rule for earthworks in the rural zone.

B1.8-3 The above requirements do not apply to the Bridge Street (Bulls) *Comprehensive Development Area**

B1.8-4 The above requirements do not apply to quarrying, which requires earthworks volumes to be assessed prior to the activity commencing.

B1.8-5 The above requirements do not apply to the removal and/or replacement of underground fuel storage systems where the work is undertaken in compliance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

B1.8-6 Earthworks must not cause an increase in the depth, frequency or severity to neighbouring properties, except where those earthworks are undertaken by the Regional Council or Rangitikei District Council in relation to flood control works.

B1.8-7 In the event of an archaeological site being discovered or disturbed, all work must cease immediately, and the site must be reported to the Council and ~~the~~[Heritage New Zealand](#) ~~NZ Historic Places Trust~~. In the event that human remains/ko iwi are discovered or disturbed, the site must be reported to the Council, [Heritage New Zealand](#) ~~the New Zealand Historic Places Trust~~, local iwi and the New Zealand Police.

Note: It is possible that archaeological sites may be affected by earthworks activity. If work is proposed to be undertaken on a suspected archaeological site, [Heritage New Zealand](#) ~~the New Zealand Historic Places Trust~~ must be contacted as the work will be subject to a consenting process under the [Heritage New Zealand Pouhere Taonga Act 2014](#) ~~Historic Places Act 1993~~. Any earthworks activity that may modify, ~~damage~~ or destroy any archaeological site(s), must have obtained permission from [Heritage New Zealand](#) ~~the New Zealand Historic Places Trust~~ prior to work commencing. The ~~Historic Places Act (1993)~~ [Heritage New Zealand Pouhere Taonga Act 2014](#) contains penalties for unauthorised site damage.

B1.9 Hazardous Substances and Facilities

- B1.9-1 The total quantity of *hazardous substances** on the site must not exceed the quantities for the relevant zone specified as a permitted activity[^] in Table C6.3 in Schedule C6.
- B1.9-2 Site design of a hazardous facility, including any part which is involved in the manufacture, mixing, packaging, storage, loading, unloading, transfer, use or handling of *hazardous substances**, must be designed, constructed and operated in a manner which prevents:
- d) the occurrence of adverse off-site effects from the above listed activities on people, ecosystems, physical structures[^] and/or other parts of the environment unless permitted by a resource consent; and/or
 - e) the contamination of air, land and/or water (including aquifers, potable water supplies and surface waters) in the event of a spill or other type of release of *hazardous substances**.
- B1.9-3 Site layout of the hazardous facility must be designed in a manner to ensure that separation between on-site facilities and the property *boundary** is sufficient for the protection of neighbouring facilities, land uses and sensitive environments.
- B1.9-4 Site drainage systems must be designed, constructed and operated in a manner that prevents the entry of *hazardous substances** into stormwater and/or sewerage systems.
- B1.9-5 Any parts of the hazardous facility site where a *hazardous substances** spill may occur must be serviced by spill containment systems that are constructed from impervious materials resistant to the *hazardous substances** used, stored, manufactured, mixed, packaged, loaded, unloaded or otherwise handled on the site. Spill containment systems include graded floors and surfaces, bunding, roofing, sumps, fire water catchments, overflow protection and alarms, and similar systems.
- B1.9-6 Any parts of the hazardous facility site where a *hazardous substances** spill may occur must be serviced by suitable spill containment systems that prevent the entry of any spill or other unintentional release of *hazardous substances**, or any contaminated stormwater or fire water into site drainage systems.
- B1.9-7 In addition to the provisions above, spill containment systems for liquid *hazardous substances** must be able to:

- a) contain the maximum volume of the largest container present plus an allowance for stormwater or fire water; and
- b) contain 50% of the maximum volume of substances stored plus an allowance for stormwater or fire water where the substances are stored in drums or other small packaging.

B1.9-8 For the purposes of waste management, any process waste or waste containing *hazardous substances** must be managed to prevent the waste:

- a) entering or discharging into the stormwater drainage system;
- b) entering or discharging into the sewerage system;
- c) discharging into or onto land and/or water unless a resource consent is obtained from the Regional Council.

B1.9-9 All process waste or waste containing *hazardous substances** must be disposed of to facilities holding the necessary consents, or be serviced by a registered waste disposal contractor.

B1.9-10 The following are exempt from complying with the rules in section B1.9 above:

- a) consumer products for domestic purposes, provided they are stored in their original containers and used according to the manufacturers' instructions;
- b) fuel or safety equipment in motor vehicles, boats or small engines;
- c) safety ammunition and small fireworks that are subject to the Hazardous Substances (Fireworks) Regulations 2001;
- d) fuel in service stations in volumes not exceeding 100,000 litres of petrol in underground tanks, 50,000 litres of diesel in underground tanks, and either 12 tonnes of LPG in an underground storage tank or 6 tonnes of LPG in an aboveground single storage vessel, where the associated activities comply with the Code of Practice for the Design, Installation and Operation of Underground Petroleum Systems (Dept. of Labour, 1992) or AS1596:2002 Storage and Handling of LPG, where relevant;
- e) agrichemical and fertiliser use, storage and transportation where these activities are carried out in compliance with NZS8409:2004 Management of Agrichemicals and the Fertiliser (Subsidiary Hazard) Group Standard 2006 HSR002571;

- f) storage of fuel for *primary production** activities in the Rural Zone, where it complies with the Guidelines for Safe Above-Ground Fuel Storage on Farms (Dept of Labour, October 2001).

Note: Disposal of hazardous substances is regulated by Horizons Regional Council. Use of agrichemicals and fertiliser is also regulated by Horizons Regional Council. For more information phone 0508 800 800.

Note: Hazardous substances are also controlled under the Hazardous Substances and New Organisms Act 1996. Any hazardous facility that involves the use or storage of radioactive materials is an exempt activity under the Radiation Protection Regulations 1982:

B1.10 Activities on Contaminated Land

B1.10-1 All activities on contaminated land are to be undertaken in accordance with the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health. The five categories covered by the NES are:

- Removing or replacing all, or part of, a fuel storage system
- Sampling the soil
- Disturbing the soil
- Subdividing the land
- Changing the land use.

B1.11 Signage

B1.11-1 The following rules apply to all signs, except official signs*, letterbox signs and standard residential warning signs:

Zone	Purpose/type of sign*	Total number of signs per property	Maximum sign* face area (per sign*)
Residential	Must relate to activity or service provided on site	1	1m ²
	Real estate sign or temporary sign	2	1m ²
Rural living	Must relate to activity or service provided on site	1	2m ²
	Real estate sign or temporary sign	4	2m ²

Rural	Must relate to activity or service provided on site	2	4m ²
	Real estate sign or temporary sign	4	2m ²
Education	Must relate to activity or service provided on site	3	4m ²
	Real estate sign or temporary sign	1 per road frontage	2m ²
Commercial	Must relate to activity or service provided on site	2 <u>on-site</u> traffic-directional signs	2m ²
		1 <u>sign</u> per road frontage <u>that where it is not attached to the-a building.</u>	3m ²
		1 <u>sign per road frontage attached to a building.</u>	<u>3m²</u>
		<p><u>Unlimited number of signs that where signs are attached to, and not protruding outside of the a building, provided the signs are not:</u></p> <ul style="list-style-type: none"> - <u>attached to a heritage building listed in Schedule C3A, or</u> - <u>attached to a building on a commercial zoned property that</u> <u>Excluding</u> 	<u>No maximum face area</u>

		<p><u>commercial properties that adjoins the residential zone, or</u></p> <p><u>- attached to a building on a commercial zoned property where the posted speed limit on any adjacent road is 70km/h or greater.</u></p>	
	Real estate sign or temporary sign	1 per road frontage	2m ²
Industrial	Must relate to activity or service provided on site,	<p>1 <u>sign</u> per road frontage <u>that where it is not attached to the a building.</u></p> <p><u>1 sign per road frontage attached to a building.</u></p> <p><u>Unlimited number of signs that where signs are attached to, and not protruding outside of the a building, provided the signs are not:</u></p> <p><u>- attached to a heritage building listed in Schedule C3A, or</u></p> <p><u>- attached to a building on industrial zoned property</u> <u>Excluding</u></p>	<p>4m²</p> <p><u>4m²</u></p> <p><u>No maximum face area</u></p>

		<u>commercial properties that adjoins the residential zone, or</u> <u>- attached to a building on an industrial zoned property where the posted speed limit on any adjacent road is 70km/h or greater.</u>	
	Real estate sign or temporary sign.	2	3m ²

B1.11-2 *Signs** must not be revolving, flashing, animated, or reflective, and must not contain moving lights, lasers or images.

B1.11-3 *Signs** affixed to any *building** must not protrude above the roofline or beyond the outer edges of the façade to which they are affixed.

B1.11-4 Signs shall not detrimentally adversely affect traffic safety by creating a visual obstruction or by causing confusion to motorists.

B1.11-5 A sign must not mimic the design, wording, graphics, shape or colour of an official traffic sign.

B1.11-6 A sign may must not prevent the driver of a vehicle from having a clear, unobstructed view of official traffic signs or signals, approaching or merging traffic or any corner, bend, intersection or vehicle crossing.

B1.11-7 The owner of a sign shall be responsible for ensuring it is maintained to a near new standard.

B1.11-8 All *Signs** that project outward from the wall or fascia they are attached to in the Commercial and Industrial Zones must:

- a) leave 2.4 metres of clear airspace above a footpath ;
- b) be set back 600mm from a notional vertical line measured from the road[^] kerb; [and](#)
- e) be no more than 900mm deep or protrude more than 200mm from a veranda fascia [where a veranda is present](#); ~~and~~
- ~~d) be located at right angles to the fascia line.~~

B1.11-9 With any *Comprehensive Development Area** every sign* shall comply with the maximum height for the zone with the exception of:

- a) a single fuel price sign* adjacent to the main frontage which shall not exceed a height of 4 metres; and
- b) signs* will be designed to minimise clutter on or viewed from the street. Where possible, signs* for any supermarket and retail activities will be displayed on one centrally located sign adjacent to the road.

Note: The New Zealand Transport Agency controls signs on state highway ~~corridors~~ [legal road](#) by means of a bylaw.

Prior to placing a sign on a historic heritage building listed in schedule C3A, consideration must be given to guidance provided by [Heritage New Zealand](#) ~~the New Zealand Historic Places Trust~~ on signage design, attachment to the site and impact on heritage values.

B1.12 Network Utilities

The specific zone rules do not apply to *network utilities**, which are subject only to the requirements of section B1.12 of this plan. The exception is that the Residential Zone rules in relation to *height**, *daylight setback** and building setback apply to *network utilities** (except *masts** and poles) on Residential Zone land and on any site directly adjoining Residential Zone land.

All *network utilities** must comply with the following, except for existing transmission lines that are controlled by the National Environmental Standards for Electricity Transmission Activities Regulations 2009, and structures that are controlled by the National Environmental Standards for Telecommunication Facilities 2008:

- B1.12-1 In the case of natural or manufactured gas, the gauge pressure of pipes and other equipment must not exceed 2,000 kilopascals.
- B1.12-2 The voltage of any line or other equipment used for conveying electricity must not exceed 110 kV.

B1.12-3 Activities emitting radiofrequency fields must comply with NZS2772.1:1999 Radiofrequency Fields: Part 1 Maximum Exposure Levels 3kHz to 300GHz.

B1.12-4 No antenna dish is to exceed:

- a) 4 metres diameter in any zone, where the total height of the structure does not exceed 6m.
- b) 1.2 metres in diameter where the total height of the structure does not exceed the height limits specified in rule B1.12-6.

B1.12-5 Structures[^] must not exceed a *gross floor area** of 200 square metres.

B1.12-6 No *mast** is to exceed a *height** of:

Zone	Maximum Mast Height from existing ground level
Residential Zone	15 metres
Education Zone	15 metres
Commercial Zone (including Comprehensive development area.)	15 metres
Industrial Zone	25 metres
Rural Living Zone	25 metres
Rural Zone	25 metres

Whether or not they are attached to a building*. No building setback or daylight setback provisions apply to masts in any Zone.

B1.12-7 The Residential Zone rules in relation to *height**, *daylight setback** and building setback apply to *network utilities** (except *masts**) on Residential Zone land and on any site directly adjoining Residential Zone land.

B1.12-8 Where *network utilities** or associated structures[^] are located underground, the ground surface and any vegetation disturbed in the course of installation must be reinstated or replaced as soon as reasonably practicable.

B1.12-9 On sites of less than 200 square metres, any *building** or structure[^] must not be located closer than 1 metre from any *boundary** and is exempt from zone rules for *site coverage** and *building** setback.

B1.12-10 Telecommunication cabinets must not exceed 2 metres in height when measured from the top of the plinth on which the cabinet is mounted.

B1.12-11 The minor upgrading, operation and maintenance of existing electricity and telecommunication lines is exempt from compliance with Rules B1.12-1 to B1.12-10.

B1.12-12 Wind monitoring masts*, for the purpose of investigating renewable electricity generation, shall not exceed 80 metres in height or a maximum width of 600 mm at the base of the tower structure. Masts shall only be located within the Rural Zone and not closer than 500 metres to any zone boundary.

B1.13 Activities within 12 metres of the outer edge of a National Grid support structure or 12 metres of the centre line of a National Grid transmission line

B1.13-1 *Earthworks** within 12 metres of a the outer edge of National Grid support structure must comply with the New Zealand Code of Practice for Electrical Safe Distances 2001 (NZCEP34:2001).

Note: Sections 2.2.1-2.2.3 of NZCEP34:2001, in relation to earthworks near National Grid structure, do not apply to normal agricultural cultivation or the repair, sealing or resealing of the existing surface of any road (including farm access tracks), footpath, or driveway.

Distance from National Grid Support Structures

B1.13-2 No *building** or *structure^* shall be located within 12 metres of the outer edge of a National Grid support , other than a fence that may be located within 5 metres.

Distance from National Grid conductors (wires)

B1.13-3 No *building** or *structure^* or alteration to an existing *building** or *structure^* shall be located within 12 metres from the centreline of a National Grid transmission line unless:

- a) It is a non-habitable building or structure for a *primary production activity** and it is not a building for an *intensive farming** activity, dairy shed, calf pen or wintering accommodation, or glasshouse; or
- b) It is a network utility or part of electricity infrastructure that connects to the National Grid.

B1.13-4 No new *sensitive activity** shall establish within 12 metres of the outer edge of a National Grid support structure or 12 metres from the centreline of a Nation Grid transmission line.

Note: *Buildings**, *structures^*, *earthworks** or tanks must comply with the New Zealand Code of Practice for Electrical Safe Distances 2001 (NZCEP34:2001).

Note: Vegetation planted near National Grid transmission lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Note: Compliance with NZECP34:2001 is mandatory under the Electricity Act. Compliance with section B1.13 will not necessarily ensure compliance with the NZECP34:2001. Additional requirements may apply.

B1.14 Activities in close proximity to electricity lines other than the National Grid transmission lines

The following advice notes apply to all buildings, structures and vegetation near an electricity sub-transmission and/or distribution line that does not form part of the National Grid:

Note: Vegetation planted within the vicinity of any sub-transmission or distribution line should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Note: Works in close proximity to any electricity sub-transmission or distribution can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to any electricity sub-transmission or distribution line.

B1.15 Temporary Military Activities

The following rules apply to all *temporary military training** activities:

B1.15-1 The written consent of the landowner must be obtained.

B1.15-2 Permanent structures[^] must not be constructed.

B1.15-3 The total activity duration must not exceed 31 days.

B1.15-4 Sound levels measure at any point within the notional boundary* of any residential dwelling* must not exceed the noise limits as follows:

Zone	Time	Noise Limits
All zones	Day time	60 dB L _{Aeq} (15 min)
	6.30am – 7.30am	70 dB L _{AFmax}
	Day time	75 dB L _{Aeq} (15 min)
	7.30am – 6pm	90 dB L _{AFmax}

	Day time 6pm – 8pm	70 dB L _{Aeq} (15 min) 85 dB L _{AFmax}
	Night time 8pm – 6.30am	55 dB L _{Aeq} (15 min) 70 dB L _{AFmax}
<p>Provided the limits for impulsive noise arising from any use of explosives, simulators, ammunitions, munitions or pyrotechnics at any time, must not exceed 122 dB (Peak) with either a C or Z flat frequency weighting.</p>		

B1.16 Notable Trees and Culturally Significant Flora

B1.16-1 Notable Trees listed Pin Schedule C2 may be maintained through trimming to ensure the general health of the tree, provided that the trimming maintains the natural shape and form of the tree. This excludes pollarding or any other hard pruning practices.

B1.16-2 Notable Trees listed in Schedule C2 must not be removed without obtaining resource consent, unless:

- a) there is imminent danger to human life; or
- b) in the written opinion of a suitably qualified person (e.g. an arborist) the tree health has significantly declined through natural causes (for example, insect infestation or disease) and there is no reasonable remedy to be able to restore the tree health.

Note: Where in the case of B1.16-2 (a) only branches need to be removed to address imminent risk, then this should be the activity undertaken rather than removing the whole tree.

B1.16-3 Samples may be collected from any notable tree listed in Schedule C2 for scientific or cultural purposes, provided that they do not compromise the health of the tree.

B1.17 Removal of Buildings and Dwellings

[Note: Consent under the Building Act may be required for the demolition or removal of buildings. Please refer to Schedule 1 of the Building Act 2004 or contact a Council Building Officer for advice.](#)

~~B1.17-1 Any building or dwelling intended to be removed must have a granted building consent for the remove.~~

B1.17-2 Where a building or dwelling is being removed, ~~in accordance with a building consent to remove or demolish~~ the site must be remediated to an unbuilt state. This includes the removal of concrete building platforms, stairs and remnants of buildings, accessory buildings or associated structures.

B1.17-3 Where an accessory building is expected to remain onsite once the principal building or dwelling is removed, it must be able to be connected and serviced independently of the principal building or dwelling in accordance with the relevant rules and standards of that zone.

B2 Residential Zone

Permitted Activities

The following are permitted activities in the Residential Zone:

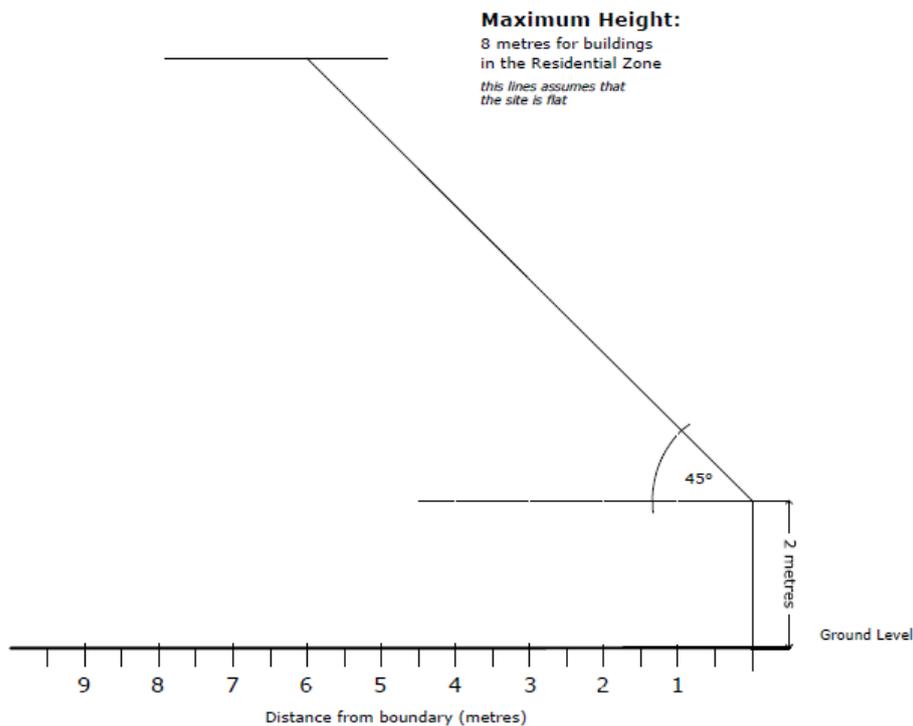
- a) Residential activities*;
- b) visitor accommodation* for up to 10 visitors;
- c) home occupations*;
- d) primary produce sales*;
- e) network utility* activities, associated buildings*, and any minor upgrading* of buildings*;
- f) buildings* and ancillary activities* associated with any permitted activity^;
- g) pastoral grazing* by dry stock and sheep, and horticulture; and
- h) earthworks*;
- i) relocated dwellings;
- j) removal of any dwelling or building not listed in schedule C3.
- k) Retail activities in for the residentially zoned properties in of Scotts Ferry, Koitiata, Turakina, Mangaweka, Utiku, Ohingaiti and Mataroa.

Permitted Activity Standards for the Residential Zone

B2.1 Daylight Setback

B2.1-1 *Buildings**, parts of *buildings** and structures^ (excluding chimneys, antennae and support structures^ of less than 8 metres *height** above ground level) must be contained within a recession plane starting 2 metres above the existing *ground level* *at each site *boundary** and then projecting inwards at a 45 degree angle.

This rule does not apply to ~~accessory buildings and~~ network utilities having a maximum wall height of 2.4 metres and/or a maximum overall height of 3.5 metres and a maximum building length of 9 metres.



B2.2 Building Setback

B2.2-1 Any *building** (excluding *masts** and poles of less than 8 metres *height**) must not be located closer than:

- a) 5 metres from any road *boundary**;
- b) 1 metre from any other site *boundary**, or 3m where the site adjoins any Commercial Zone or Industrial Zone *boundary**. Note accessory buildings are excluded from this rule;
- c) 3 metres from any *boundary** for that part of the façade of a *dwelling** containing a window to a *habitable room**;
- d) 10 metres from any state highway *boundary**, where the posted speed is 100km/hr; ~~and~~
- ~~e) 20 metres of a Rural Zone *boundary**, where the Rural Zone land is in separate ownership;~~
- f) 30 metres of any existing *forestry** activity.

B2.3 Maximum Building Coverage

B2.3-1 The proportion of any site covered by *buildings** must not exceed 40%.

B2.4 Maximum Floor Area

B2.4-1 The maximum *gross floor area** for any *retail activity** is 60 square metres.

B2.5 Site Area

B2.5-1 The minimum exclusive *site** area is 400 square metres per *dwelling** unit.

B2.6 Outdoor Space

B2.6-1 Each *dwelling* site** must be provided with a private and exclusive outdoor area formed in the shape of a rectangle, with a minimum area of 55 square metres and a minimum width of 4.5 metres.

B2.7 Exterior storage

B2.7-1 Exterior storage must meet the following requirements:

- a) no vehicle which is unwarranted for a period of more than 12 months under the Land Transportation Act 1998 can be stored on site unless it is contained within a *building**;
- b) the area used for exterior storage must not exceed 20 square metres;
- c) separation distance from adjoining boundaries must be at least 2 metres;
- d) storage must not exceed a *height** of 3 metres.

2.8 Glasshouses, Polytunnels or Shadehouses

B2.8-1 Glasshouses, polytunnels or shadehouses must not exceed:

- a) 10 percent of the total area of the site for a site under 1000 square metres; or
- b) 100 square metres in total area per site, where the total area of the site is over 1000 square metres;
- c) 3 metres in *height**.

2.9 Relocated Dwellings

B2.9-1 Any relocated structure intended for use as a dwelling must have previously been designed, built and used as a dwelling.

B2.9-2 Applications for building consent relating to the relocated dwelling and the destination site must be accompanied by a building pre-inspection report.

B2.9-3 All exterior reinstatement work identified in either the building pre-inspection report or the building consent must be completed within twelve months of delivery of the relocated dwelling to the site.

B2.9-4 The relocated dwelling must be installed on permanent foundations, in accordance with the provisions of the granted building consent, upon delivery to the destination site.

B2.9-5 All relocated dwellings must comply with the necessary requirements relating to natural hazards, parking and loading and any other relevant standards as set out in this Plan.

B2.10 Primary Produce Sales

B2.10-1 The display area of goods for sale must not exceed 10 square metres and must be contained wholly within the site.

B2.10-2 All goods available for sale must have been grown on the site at which they are offered for sale.

B2.10-The type of goods available for sale must not be available for sale for more than:

- a) A continuous period of three months; or
- b) A cumulative period of six months in any 12 month period.

B2.11 Home Occupation

B2.11-1 Home occupation* must:

- a) be *ancillary activities** to the residential use of the *building**;
- b) be undertaken or operated by a member of the household residing on the property on which the *home occupation** occurs.
- c) not involve exterior storage, display, or other indication of the home occupation* (other than an advertising sign permitted by this Plan) which would have the effect of altering the predominant character of the site* or neighbourhood;
- d) not involve delivery or collection of goods, materials, or wastes or visits by clients of the home occupation* outside the hours of 8.00 am to 8.00 pm;
- e) not occupy an area larger than 60 square metres gross floor area*;

- f) not generate more than 24 vehicle movements per day.

Controlled Activities

There are no controlled activities in the Residential Zone.

Restricted Discretionary Activities

The following are restricted discretionary activities in the Residential Zone:

- a) any activity that would otherwise be a permitted activity[^], but which fails to comply with any one or more of the standards for that rule in the Residential Zone or the general rules and standards as stated above;
- b) any *building** which does not comply with *building** setback from a road[^] *boundary**, provided that the *building** does not exceed:
 - i. maximum *wall height** of 2.4 metres;
 - ii. maximum overall *building** *height** of 3.5 metres; or
 - iii. maximum *building** length of 9 metres.
- c) *community facilities**;
- d) *marae**;
- e) *Relocated buildings**;
- f) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard;
- g) Mast used for amateur radio communication activities, exceeding 15 metres but less than 20 metres mast height.

The matters over which the Council will exercise its discretion are:

- a) the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances;
- b) in relation to *buildings** that do not comply with *building** setback from a road[^] *boundary**:
 - i. the effect of the proposal on the safety, efficiency, or convenience of any adjoining road[^] or footpath; and

- ii. the effect of the building's* location on opportunities for access to the rear of the site.
- c) in relation to contaminated or potentially *contaminated sites**:
 - i. the nature of the activities known by Council to have previously been carried out on that *site**;
 - ii. the nature of the proposed activity and its potential impact on the hazard; and
 - iii. human health and safety.
- d) in relation to activities on land subject to natural hazards[^], this will be assessed with reference to the hazards section of this Plan.
- e) in relation to relocated buildings:
 - i. the design and appearance of the exterior of the *building** having regard to the quality and character of buildings and amenity in the immediate locality;
 - ii. the location of the *building** on land subject to natural hazards which will be assessed with reference to the hazards section of this Plan;
 - iii. the resultant end use of the *relocated building**.
- f) In relation to co-location of masts, radio and telecommunications equipment:
 - i. The effects of the height of the structure in the amenity values of the area adjacent to the proposed location of the activity.
- g) In relation to masts used for amateur radio communication activities:
 - i. Whether the applicant is a licensed amateur radio operator;
 - ii. The effect on the amenity of directly adjoining neighbours, in relation to the increase in mast height above 15 metres;
 - iii. The effect of the location of that section of the mast above 15 metres on the amenity of habitable rooms on directly adjoining neighbouring properties.
- h) in the case of any new *marae** or *community facility**:
 - i. visual impacts;
 - ii. transportation effects, including the safety and efficiency on the transportation networks;
 - iii. noise; and
 - iv. *site** coverage*.

Discretionary Activities

The following are discretionary activities in the Residential Zone:

- a) Any activity that is not a permitted or restricted discretionary activity^ in the Residential Zone, and any activity that is not specifically provided for in this Plan.

B2 Education Zone

Permitted Activities

The following are permitted activities in the Education Zone:

- a) residential activities*;
- b) sporting activities, including equestrian stables, tennis courts and sporting pavilions;
- c) educational*, cultural and religious activities;
- d) community* and entertainment activities*;
- e) buildings* and ancillary activities* associated with any permitted activity^;
- f) earthworks*.

Permitted Activity Standards for the Education Zone

B3.1 Daylight Setback

B3.1-1 *Buildings**, parts of *buildings** and structures^ (excluding chimneys, antennae and support structures^ of less than 8 metres *height** above ground level) must be contained within a recession plane starting 2 metres above the existing *ground level** at each *site* boundary** and then projecting inwards at a 45 degree angle.

This rule does not apply to any *accessory buildings** and *network utilities** having a maximum wall *height** of 2.4 metres and /or a maximum overall *height** of 3.5 metres and maximum *building** length of 9 metres.

B3.2 Building Setback

B3.2-1 Any *building** (excluding *masts** and poles of less than 8 metres *height**) must not be located closer than:

- a) 5 metres from any road^ *boundary**;
- b) 5 metres from any other *site* boundary**;
- c) 10 metres from any Arterial road^ *boundary**, where the posted speed is 80km/hr or greater;
- d) ~~20 metres of a Rural Zone *boundary**, where the Rural Zone land is in separate ownership.~~

B3.3 Maximum Building Coverage

B3.3-1 The proportion of the total area of the school *site** covered by *buildings** must not exceed 65%.

Controlled Activities

There are no controlled activities in the Education Zone.

Restricted Discretionary Activities

The following are Restricted Discretionary activities in the Education Zone:

- a) any activity that would otherwise be a permitted activity[^], but which fails to comply with one or more of the standards for that rule in the Education Zone or the general rules and standards as stated above.
- b) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard.

The matters over which the Council will exercise its discretion are:

- a) the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.
- b) In relation to co-location of masts, radio and telecommunications equipment:
 - i. The effects of the height of the structure in the amenity values of the area adjacent to the proposed location of the activity.

Discretionary Activities

The following are discretionary activities in the Education Zone:

- a) Any activity that is not a permitted[^], or restricted discretionary activity[^] in the Education Zone, and any activity that is not specifically provided for in this plan.

B4 Commercial Zone

Permitted Activities

The following are permitted activities in the Commercial Zone:

- a) *retail** activities;
- b) *commercial** activities, and *offices**;
- c) *community activities**;
- d) *educational activities**;
- e) *entertainment activities**;
- f) places of assembly;
- g) *fuel service facilities** and *commercial** garages;
- h) Residential ~~activities accommodation associated with a permitted activity or within a heritage item;~~
- i) *visitor accommodation**;
- j) *open space** activities;
- k) *manufacturing activities**;
- l) *network utility** activities, associated structures[^] and any *minor upgrading** of structures[^];
- m) *buildings** and *ancillary activities** associated with any permitted activity[^];
- n) *earthworks**.

Permitted Activity Standards for the Commercial Zone

B4.1 Daylight Setback

B4.1-1 Where any *site** adjoins the Residential Zone, every part of a *building** adjacent to the Residential Zone *boundary** must comply with the daylight setback rule for the Residential Zone.

B4.2 Activity Setback

B4.2-1 Residential ~~or manufacturing~~ *activities** located within the *retail shopping core** ~~must shall be screened from the front boundary at ground floor level, so that the activity cannot be viewed from the front boundary at ground floor level by customers. Not be located within 10 metres of the front boundary at ground floor level.~~

~~B4.2-2 Manufacturing activities located within the retail shopping core shall be setback at least 3 metres from the front of the building. screened from the front boundary at ground floor level, so that the activity cannot be viewed by customers. Note: Small businesses with three or less permanent full time employees working at the site are exempt from complying with this rule.~~

B4.2-3 Where any *site** adjoins a Residential Zone, a 3 metre ~~landscaped~~ building setback from the adjoining *boundary** is required.

~~B4.2-4 Where any site adjoins a one or more Residential Zone sites, a suitable fence, screening or site planting with a height between 1.8 and 2 metres shall be established and maintained between the two sites activities, on the eCommercially zoned property is required. The fence, screening or site planting shall have a height between 1.8 and 2 metres.~~

B4.3 Outdoor Open Space – Residential Units

B4.3-1 Each *residential dwelling unit** must be provided with a minimum area of 50 square metres of private *outdoor space** for the exclusive use of that unit, with a minimum width of 5 metres.

B4.4 Pedestrian Verandas Within the Retail Shopping Core

B4.4-1 All permanent *buildings** within the *retail shopping core** must incorporate a veranda above any pedestrian footpath. The veranda must include a horizontal setback of 450mm from the kerb, but must otherwise cover the full width of the footpath along the frontage of the *building**.

B4.4-2 The veranda must be designed and constructed so that it relates to neighbouring verandas and provides continuity of shelter.

~~B4.4-3 All permanent buildings set back from the road in the case of retail activities within the retail shopping core which may be set back from the road^ frontage shall provide a veranda veranda must be provided along the main frontage of the building where pedestrians gain entry. to the building*, or where practicable, in any other case.~~

B4.4-4 Within any *Comprehensive Development Area** all permanent buildings must incorporate a veranda above any pedestrian footpath. Such verandas must extend the full width of the footpath along the frontage of the building. In the specific case of any supermarket development or other retail activity which may be set back from the road frontage, a pedestrian veranda must, where practicable, be incorporated.

B4.5 Retail Activities

B4.5-1 Within any *Comprehensive Development Area**

- a) the total gross floor area of all retail activities shall not exceed 2,100m² (excluding one supermarket).
- b) only one supermarket is permitted up to a maximum total gross floor area of 1,800m².

B4.6 Fuel Service Activities

B4.6-1 Within any *Comprehensive Development Area** there shall be a maximum of 3 fuel bays for any *fuel service facilities** and commercial garages.

B4.7 Landscaping

B4.7-1 Trees or shrubs used for landscaping must:

- a) be selected to ensure root systems do not result in interference with underground utilities and services, or be contained in a way that prevents root systems from interfering with underground utilities or services;
- b) not obstruct sight lines to or from the road
- c) not compromise pedestrian safety and security
- d) be regularly maintained,
- e) not exceed a maximum height of 2 metres
- f) be removed and replaced if the tree or shrub has died subsequent to planting.

B4.7-2 Paved areas that are part of the area of landscape works must not be used for car parking and must be constructed from modular pavers or other high quality paving materials.

B4.7-3 Landscaping within a *Comprehensive Development Area** must meet the following standards:

- a) Any activity, including on-site parking and associated buildings, with a boundary adjoining a road must provide at least one specimen tree for every 7 metres of site frontage. If the trees are within the distance of their mature drip-line to services, a root barrier system must be placed between the tree and the services.
- b) Trees or shrubs must be capable of growing to a maximum height of 2 metres within ten years of planting.
- c) Where trees are planted in a strip, this area must have a minimum width of two metres.
- d) Trees or shrubs must be selected to ensure root systems do not result in interference with underground utilities and services or obstruct sight lines to or from the road.
- e) A minimum of 90% of any area of landscaping must comprise of trees and a combination of shrubs and ground cover or grass. No less than half of the required planted area must be planted with shrubs.
- f) Paved areas that are part of the area of landscape works must not be used for car parking and must be constructed from modular pavers or other high quality paving materials.
- g) Any amenity strip of not less than 2 metres in width must be provided along the boundary adjoining any rural zoned site. Planting of the amenity strip must include shrubs and trees capable of attaining a height of 2 metres or more planted at a minimum frequency of one tree every 7 metres along the length of the amenity strip.
- h) All planting must be completed before any buildings on the site are occupied or, where this is not seasonally practicable, within the first planting season after completion of the buildings.
- i) All plants must be maintained (including by watering) over a two-year period to ensure the survival of all trees and at least 80% of shrubs. Any trees or shrubs that are removed or die must be replaced.

Controlled Activities

The following are a Controlled Activity in the Commercial Zone:

- a) Within the Bridge Street (Bulls) *Comprehensive Development Area**, earthworks and minor soil disturbance including disturbance of the land surface associated with creating building foundations, developing vehicle access or parking, installing infrastructure or landscape planting and any cut or fill of less than 0.5 metre height.
- b) Within any *Comprehensive Development Area**, retail activities (including supermarkets) provided for in B4.5-1 that comply with all permitted activity conditions but exceed the maximum car movement per day for access from a State Highway as set out in Rule B9.2-4.

The matters over which Council reserves control over are:

- a) Management of earthworks and minor soil disturbance of contaminated material.
- b) Design and location of access to the State Highway having regard to the safe and efficient functioning of the State Highway and the need to avoid conflicts with access from surrounding sites onto the State Highway.
- c) Design and location of pedestrian access to the site having regard to the safe and efficient movement of pedestrians to and from the site across the State Highway.

Note: Management of earthworks will require a site specific foundation assessment to be undertaken with particular attention given to remediation areas. A site management plan for earthworks and minor soil disturbance activities will be required to be submitted as part of the resource consent application.

Controlled activities for retail activities must meet the following standards:

- a) No vehicle access crossing must be located closer than a distance of 87 metres from the nearest corner of the intersection of Bridge Street (State Highway 1) and Dalziel Street.

Restricted Discretionary Activities

The following are Restricted Discretionary activities in the Commercial Zone:

- a) any activity that would otherwise be a permitted activity[^], but which fails to comply with one or more of the standards for that rule in the Commercial Zone or the general rules and standards as stated above.
- b) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard.

- c) within any *Comprehensive Development Area**
 - i. retail activities that exceed a total gross floor area of 2,100m²;
 - ii. supermarkets that exceed a total gross floor area of 1,800m²; and
 - iii. retail activities and supermarkets with a combined total gross floor area greater than 3,900m².

The matters over which the Council will exercise its discretion are:

- a) the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance;
- b) In relation to co-location of masts, radio and telecommunications equipment:
 - i. The effects of the height of the structure in the amenity values of the area adjacent to the proposed location of the activity.
- c) For activities within any *Comprehensive Development Area**:
 - i. the effect of that retail on the vitality and coherence of the Bulls Town Centre;
 - ii. the extent to which the size, location, scale and design of proposed buildings, advertising signage, driveways, car parking, landscaping and other site development complement the character of the site as a whole; and
 - iii. the effect of additional traffic generation and measures to address adverse effects on roads giving access to the site.

d) For signs:

- i. Size
- ii. Location
- iii. Provision for maintenance
- iv. Design
- v. Safety
- vi. The effects on heritage buildings identified in Schedule C3A

Discretionary Activities

The following are discretionary activities in the Commercial Zone:

a) Any activity that is not a permitted, controlled or restricted discretionary activity^ in the Commercial Zone, and any activity that is not specifically provided for in this plan.

B2 Industrial Zone

Permitted Activities

The following are permitted activities in the Industrial Zone:

- a) industrial activities*;
- b) fuel service facilities*;
- c) commercial* garages;
- d) motor vehicle sales yards and premises for vehicle hire;
- e) residential accommodation and ancillary activities* necessary for the operation of any permitted activity^;
- f) veterinary clinics;
- g) food outlets for takeaway activities servicing the needs of persons engaged within the zone and including canteens, cafes, dining rooms, recreational facilities and activities;
- h) open space* activities including stock grazing* of open space*;
- i) network utility* activities, associated structures^ and any minor upgrading* of structures^;
- j) trade suppliers and timber merchants;
- k) buildings* and ancillary activities* associated with any permitted activity^;
- l) earthworks*.
- m) Relocated buildings

Permitted Activity Standards for the Industrial Zone

B5.2 Daylight Setback

B5.2-1 On *sites** adjoining the Residential Zone, any part of a *building** must comply with the daylight setback rule for the adjoining Residential Zone.

Controlled Activities

There are no Controlled Activities in the Industrial Zone.

Restricted Discretionary Activities

The following are Restricted Discretionary Activities in the Industrial Zone:

- a) any activity that would otherwise be a permitted ^, but which fails to comply with one or more of the standards for that rule in the Industrial Zone or the general rules and standards as stated above;
- b) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard.

The matters over which the Council will exercise its discretion are:

- a) The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.
- b) In relation to co-location of masts, radio and telecommunications equipment:
- c) The effects of the height of the structure in the amenity values of the area adjacent to the proposed location of the activity.
- d) For signs:
 - i. Size
 - ii. Location
 - iii. Provision for maintenance
 - iv. Design
 - v. Safety
 - vi. The effects on heritage buildings identified in Schedule C3A

Discretionary Activities

The following are Discretionary Activities in the Industrial Zone:

- a) any activity that is not a permitted, or restricted discretionary activity^ in the Industrial Zone, and any activity that is not specifically provided for in this Plan.
- b) any offensive activities.

B6 Rural Living Zone

Permitted Activities

The following are permitted activities in the Rural Living Zone:

- a) *primary production** activities, except *intensive farming** activities;
- b) *residential activities**;
- c) *home occupation**;
- d) *roadside sales**;
- e) *network utility** activities, associated structures[^], and any *minor upgrading** of structures;
- f) *buildings** and *ancillary activities** associated with any permitted activity[^];
- g) *earthworks**;
- h) *road-side sales activities** located on *strategic roads** or *arterial roads**;
- i) *domestic scale wind turbines**;
- j) *relocated dwellings*
- k) removal of any dwelling or building not listed in schedule C3.

Permitted Activity Standards for the Rural Living Zone

B6.1 Building Setback

B6.1-1 ~~On sites that contain 5,000m³ or more a~~ All *buildings** must not be located any closer than:

- a) 5 metres from any side and rear *boundary**; ~~for buildings up to 5 metres in height;~~
- ~~b) The height of the building from any side and rear boundary for buildings more than 5 metres in height.~~
- c) 5 metres from any road[^] *boundary**;
- d) 10 metres from a *boundary** with an existing state highway.

~~B6.1-2 On sites less than 5,000m³ all *buildings** must not be located any closer than:~~

- ~~a) 5 metres from any side and rear *boundary**;~~
- ~~b) 5 metres from any road[^] *boundary**;~~

~~e) 10 metres from a *boundary** with an existing state highway.~~

~~B6.1-2 Rule B6.1-1 and B6.1-2 does not apply to *network utilities** on *sites** of less than 200 square metres, as no building setback applies.~~

B6.1A Daylight Setback

B6.1A-1 All buildings must be contained within a recession plane starting at the existing ground level at each site boundary and then projecting inwards at a 45 degree angle.

B6.3 Dwelling Setback

B6.3-1 On sites ~~that contain~~ less than 5,000m² all *dwellings** must not be located any closer than:

- a) 5 metres from any side and rear *boundary**;
- b) 5 metres from any road^ *boundary**;
- c) 10 metres from a *boundary** with an existing state highway.

B6.2-3 On sites ~~that contain~~ 5,000m² or more all *dwellings** must not be located any closer than:

- a) 20 metres from any side and rear *boundary**;
- b) 5 metres from any road^ *boundary**;
- c) 10 metres from a *boundary** with an existing state highway.

B6.3 Maximum Number of Dwellings per Site

B6.3-1 On sites that contain 5,000m² or more the number of *dwellings** must not exceed a maximum of two *dwellings** per site.*

B6.3-2 On sites that contain less than 5,000m² the number of *dwellings** must not exceed a maximum of one *dwelling** per site.*

B6.4 Location of Effluent Storage and Treatment Activities

B6.4-1 All areas used for the storage and treatment of effluent generated from *primary production** activities must meet the following separation distances:

- a) 300 metres from any ~~residential boundary dwelling~~^{*}, *marae*^{*} or places of assembly located on a property under separate ownership;
- b) 55 metres from any road[^] *boundary*^{*};
- c) 50 metres from any river, lake or wetland[^]; and
- d) 80 metres from any other *boundary*^{*}.

B6.4-2 Rule B6.4-1 does not apply to septic tanks.

Note: Plan users are encouraged to consult with the Regional Council regarding any additional regional rules and standards that may apply, including requirements for onsite wastewater discharges.

B6.5 Domestic Scale Wind Turbines

B6.5-1 *Domestic scale wind turbines*^{*} must be located at least 200 metres away from neighbouring dwellings in all zones.

B6.5-2 The maximum *height*^{*} of turbines must not exceed 25 metres.

B6.5-3 The maximum number of turbines per *site*^{*} must not exceed four.

B6.6 Planting setback

B6.6-1 *Forestry*^{*} must not be located within 10 m of a *boundary*^{*}, or within 30 m of any existing dwelling.

B6.6-2 *Forestry*^{*} and *shelterbelts*^{*} must not be established where it will result in shading of any sealed road[^] between 10 am and 2 pm on the shortest day of the year.

Note: The Fencing Act (1978) identifies responsibilities in relation to addressing tree/branch fall damage to fences on property boundaries.

The above standards are consistent with the New Zealand Environmental Code of Practice for Plantation Forestry (2007).

Forest owners are advised to refer to the Regional Council for additional rules and standards in relation to forestry.

B6.7 Home Occupation

B6.7-1 Home occupation^{*} must:

- a) be an ancillary activity* to the residential use of the building*;
- b) be undertaken or operated by a member of the household residing on the property in which the home occupation* occurs;
- c) not involve exterior storage, display, or other indication of the home occupation* (other than an advertising sign permitted by this Plan) which would have the effect of altering the predominant character of the site* or neighbourhood;
- d) not involve delivery or collection of goods, materials, or wastes, or visits by clients of the home occupation* outside the hours of 8.00 am to 8.00 pm;
- e) not occupy an area larger than 60 square metres gross floor area*; and
- f) not generate more than 24 vehicle movements per day.

B6.8 Roadside sales

B6.8-1 The display area of goods for sale must not exceed 20 square metres and must be contained wholly within the site.

B6.8-2 All goods available for sale must have been grown, produced or manufactured on the site at which they are offered for sale.

B6.8-3 No road-side sales activity may take place adjacent to a State Highway where the posted speed limit is 100km/h.

B6.9 Relocated Dwellings

B6.9-1 Any relocated structure intended for use as a dwelling must have previously been designed, built and used as a dwelling.

B6.9-2 Applications for building consent relating to the relocated dwelling and the destination site must be accompanied by a building pre-inspection report.

B6.9-3 All exterior reinstatement work identified in either the building pre-inspection report or the building consent must be completed within twelve months of delivery of the relocated dwelling to the site.

B6.9-4 The relocated dwelling must be installed on permanent foundations, in accordance with the provisions of the granted building consent, upon delivery to the destination site.

B6.9-5 All relocated dwellings must comply with the necessary requirements relating to natural hazards, parking and loading and any other relevant standards as set out in this Plan.

Controlled Activities

~~There are no controlled activities in the Rural Living Zone.~~

The following activities are controlled in the Rural Living Zone.

B6.10 Signage

~~B6.10-1 Signage Any sign that does not meet the permitted activity standards for the Rural Living Zone or the permitted activity rules and standards for signs in B1.11.~~

B6.10-2 The matters over which the Council will exercise control are:

- a) Size
- b) Location – where the sign is placed with regard to the location of the business, service or event.
- c) Maintenance
- d) Design
- e) Safety

Controlled activity standards

~~B6.10-3 The sign must relate to a business that is located, or an event that will take place, service that is located within the Rangitikei District.~~

~~B6.10-4 A sign advertising a local business must not be located before an earlier a town or village other than the one from in which the business operates product or service is produced.~~

Restricted Discretionary Activities

The following activities are restricted discretionary activities in the Rural Living Zone:

- a) any activity that would otherwise be a permitted activity[^], but which fails to comply with any one or more of the standards for that rule in the Rural Living Zone or the general rules and standards as stated above, and is not otherwise provided for as a controlled activity;
- b) new marae* or community activities*;
- c) Relocated buildings*;
- d) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard.

The matters over which the Council will exercise its discretion are:

- a) the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances;
- b) in the case of any new *marae** or *community facility**:
 - i. visual impacts;
 - ii. transportation effects, including the safety and efficiency on the transportation networks;
 - iii. noise; and
 - iv. *site* coverage**.
- c) in relation to relocated buildings:
 - i. the design and appearance of the exterior of the building* having regard to the quality and character of buildings and amenity in the immediate locality;
 - ii. the location of the building* on land subject to natural hazards which will be assessed with reference to the hazards section of this Plan;
 - iii. the resultant end use of the relocated building*.
- d) In relation to co-location of masts, radio and telecommunications equipment:
 - i. The effects of the height of the structure in the amenity values of the area adjacent to the proposed location of the activity.

Discretionary Activities

The following are discretionary activities in the Rural Living Zone:

a) any activity that is not a permitted, [controlled](#) or restricted discretionary activity^ in the Rural Living Zone, and any activity that is not specifically provided for in this Plan;

b) intensive farming*;

c) any renewable electricity generation*, other than domestic scale wind turbines.

~~[d\) Signage that does not relate to a business or service that is located within the Rangitikei District or is located before an earlier town or village in which the product or service is produced.](#)~~

B7 Rural Zone

Permitted Activities

*Papakāinga housing**;

Except within an outstanding natural feature and landscape or unless otherwise stated, the following are permitted activities in the Rural Zone:

- a) existing primary production*;
- b) new primary production (except in ONFL);
- c) residential activities*
- d) home occupation*;
- e) roadside sales*;
- f) activities on the surface of any river, lake* or wetland^;
- g) network utilities*, any associated structures^, and minor upgrading*;
- h) buildings and ancillary activities* associated with any permitted activity^;
- i) earthworks*;
- j) domestic scale wind turbines*;
- k) powerboating
- l) relocated dwellings
- m) removal of any dwelling or building not listed in schedule C3A.
- n) agricultural research activities on Flock House farm*

Permitted Activity Standards for the Rural Zone

B7.1 Building Setback

B7.1-1 All *buildings**, except those used for *intensive farming**, must not be located any closer than:

- a) 5 ~~20~~ metres from any side and rear *boundary** for buildings up to 5 metres in height;

~~b) The height of the building from any side and rear boundary for buildings more than 5 metres in height.~~

~~b)c)b) 5 metres from any road^ boundary*;~~

~~e)d)c) 10 metres from a boundary* with an existing state highway~~

~~This rule does not apply to network utilities* on sites* of less than 200 square metres in size.~~

B7.1A Daylight Setback

B7.1A-1 All buildings must be contained within a recession plane starting at the existing ground level at each site boundary and then projecting inwards at a 45 degree angle.

B7.2 Dwelling Setback

B7.2-1 Dwellings* must not be located any closer than:

a) 20 metres from any side and rear boundary*;

b) 5 metres from any road^ boundary*;

c) 10 metres from a boundary* with an existing state highway

B7.3 Maximum number of dwellings per site

B7.3-1 The number of dwellings* must not exceed a maximum of two dwellings* per site*.

B7.4 Location of effluent storage and treatment activities

B7.4-1 All areas used for the storage and treatment of effluent generated from primary production* activities must meet the following separation distances:

a) 300 metres from any ~~residential boundary~~ dwelling*, marae* or place of assembly;

b) 55 metres from any road^ boundary*;

c) 20 metres from any river, lake* or wetland^ unless that river, lake* or wetland^ is identified as an at-risk, rare or threatened habitat for the purposes of the Horizons Regional Council One Plan Rule 13.6, in which case setback must be 50 metres;

d) 80 metres from any other boundary*.

B7.4-2 Rule B7.345-1 does not apply to septic tanks.

[Note: Plan users are encouraged to consult with the Regional Council regarding any additional regional rules and standards that may apply, including requirements for onsite wastewater discharges.](#)

B7.5 Dwelling Separation

B7.5-1 New *dwelling** must not be located closer than 100 metres from any existing *dwelling** [in the Rural Zone](#).

B7.6 Papakainga Housing

B7.6-1 Papakainga housing can only occur in the Rural zone within the *Papakainga Housing land area overlay**.

B7.6-2 Each dwelling must have an area for exclusive use of at least 200 metres, and:

- a) where there are 3 dwellings or less, a private and exclusive outdoor area formed in the shape of a rectangle, with a minimum area of 55 square meters and a minimum width of 4.5 metres.
- b) where more than 3 dwellings are sited, a communal outdoor space of at least 200 square metres, if a private and exclusive outdoor space is not provided.

B7.6-3 Dwellings must be separated by at least 3 metres at the closest point.

B7.6-4 Rule B7.3-1 does not apply to Papakainga housing.

B7.6-5 All dwellings must be able to be separately serviced for connections to water, stormwater and sewage.

B7.7 Planting setback

B7.7-1 *Forestry** must not be located within 10 metres of *a boundary**, or within 25m of any existing dwelling.

B7.7-2 *Forestry** or *shelterbelts** must not be established where it would result in shading of any formed road^ between 10am and 2pm on the shortest day of the year.

Note: The Fencing Act (1978) identifies responsibilities in relation to addressing tree/branch fall damage to fences on property boundaries.

The above standards are consistent with the New Zealand Environmental Code of Practice for Plantation Forestry (2007).

Forest owners are advised to refer to the Regional Council for additional rules and standards in relation to forestry.

B7.8 Setback from Rivers, Lakes, Wetlands, and the Coast

B7.8-1 *Buildings** or structures[^] must not be constructed within:

- a) 15 metres of a river, *lake** edge or wetland[^];
- b) 350 metres of mean high water springs along the coast.

These setbacks do not apply to the construction of bridges, floodgates, fords or culverts. Note that consent for bridges, floodgates, fords or culverts may be required from Horizons Regional Council.

B7.9 Activities on the surface of any river or lake

B7.9-1 Any activity on the surface of any river, *lake** or wetland[^] must not exclusively occupy any defined area of water for more than 3 hours per day, for more than 3 consecutive days.

B7.9-2 Any structure[^] erected, moored, or placed on any water surface must not exceed 10 square metres *gross floor area** and 3 metres *height** above the water surface.

Note: Any structure placed on the bed of a river, lake or wetland may require a resource consent from the regional council.

B7.10 Power boating activities on the surface of rivers and lakes

B7.10-1 Power boating must not occur at any time of the year on:

- a) the Rangitikei River upstream of a point 1 kilometre upstream of Mokai Bridge;
and
- b) on the Whakarekou River.

B7.10-2 Power boating must not occur on the Kawhatau River, Moawhango River, Hautapu River, Porewa Stream or any of the tributaries of the Rangitikei River between the 1 May and the 30 September.

B7.10-3 Power boat use is exempt from the provisions of B7.10-1 and B7.10-2 where it is undertaken for the purposes of:

- a) Access for emergency services,
- b) Access for farmers adjoining the rivers in the case of emergency and where there is no practicable overland route
- c) Access for the Department of Conservation for management of the river systems

B7.11 Domestic Scale Wind Turbines

B7.11-1 *Domestic scale wind turbines** must be located no less than 200 metres away from the neighbouring dwelling in all zones.

B7.11-2 The maximum *height** of turbines must not exceed 25 metres.

B7.12 Home Occupation

B7.12-1 Home occupation* must:

- a) be an *ancillary activity** to the residential use of the *building**;
- b) be undertaken or operated by a member of the household residing on the property in which the *home occupation** occurs;
- c) not involve exterior storage, display, or other indication of the *home occupation** (other than an advertising sign permitted by this Plan) which would have the effect of altering the predominant character of the *site** or neighbourhood;
- d) not involve delivery or collection of goods, materials, or wastes, or visits by clients of the *home occupation** outside the hours of 8.00 am to 8.00 pm;
- e) not occupy an area larger than 60 square metres *gross floor area**; and
- f) not generate more than 24 vehicle movements per day.

B7.13 Road side sales

B7.13-1 The display area of goods for sale must not exceed 40 square metres and must be contained wholly within the site.

B7.13-2 All goods available for sale must have been grown, produced or manufactured on the site at which they are offered for sale.

B7.13-3 No road-side sales activity may take place adjacent to a State Highway where the posted speed limit is 100km/h.

B7.14 Relocated Dwellings

B7.14-1 Any relocated structure intended for use as a dwelling must have previously been designed, built and used as a dwelling.

B7.14-2 Applications for building consent relating to the relocated dwelling and the destination site must be accompanied by a building pre-inspection report.

B7.14-3 All exterior reinstatement work identified in either the building pre-inspection report or the building consent must be completed within twelve months of delivery of the relocated dwelling to the site.

B7.14 -4 The relocated dwelling must be installed on permanent foundations, in accordance with the provisions of the granted building consent, upon delivery to the destination site.

B7.14-5 All relocated dwellings must comply with the necessary requirements relating to natural hazards, parking and loading and any other relevant standards as set out in this Plan.

Controlled Activities

~~There are no controlled activities in the Rural Zone.~~

~~The following activities are controlled in the Rural Living Zone.~~

B7.15 Signage

~~B7.15-1 Signage—Any sign that does not meet the permitted activity standards for the Rural Zone or the permitted activity rules and standards for Signs in B1.11.~~

~~The matters over which the Council will exercise control are:~~

- g) Size
- h) Location – where the sign is placed with regard to the location of the business, service or event.
- i) Maintenance
- j) Design
- k) Safety

Controlled activity standard

B7.15-2 The sign must relate to a business that is located, service, activity or an event that will take place, is located within the Rangitikei District.

B7.15-3 A sign advertising a local business must not be located before an earlier a town or village other than the one from in which the business operates product or service is produced.

Restricted Discretionary Activities

The following activities are restricted discretionary activities in the Rural Zone:

- a) any activity that would otherwise be a permitted or controlled activity[^], which does not occur within outstanding natural features and landscapes identified in schedule C4, but which fails to comply with any one or more of the standards for that rule in the Rural Zone or the general rules and standards;
- b) intensive farming*;
- c) quarrying*
- d) new marae*, or community activities*;
- e) relocated buildings*
- f) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard

The matters over which the Council will exercise its discretion are:

- a) the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances;

- b) in the case of any *building**, structure[^], or *earthworks** located closer than the specified minimum distance from any river, lake, wetland[^] or the coast:
- i. the effect of the proposal on the natural character, amenity, spiritual or landscape values of the identified natural area and its immediate vicinity;
 - ii. the need to avoid, remedy, or mitigate any adverse effects on those values;
 - iii. visual impacts;
 - iv. transportation effects, including the safety and efficiency of the transportation networks; and
 - v. noise.
- c) In the case of *quarrying** activity:
- i. the effects on the amenity values of the surrounding area
 - ii. the proposed maximum dig depth and the remediated ground level
 - iii. proximity to water sources, including underground water
 - iv. stripping and storage of overburden and revegetation
 - v. location, storage and disposal of waste material
 - vi. heavy vehicle movements to and from the site
 - vii. area of the site to be quarried
 - viii. signage, including safety and warning signs
 - ix. extraction method (e.g. strip mining or open cast)
- d) in the case of any new *marae**, or *community activity**:
- i. visual impacts;
 - ii. transportation effects, including the safety and efficiency of the transportation networks;
 - iii. noise; and
 - iv. *site* coverage**.
- e) in the case of *intensive farming**:

- i. the number of livestock to be contained on the *site**;
 - ii. noise;
 - iii. odour;
 - iv. visual impact;
 - v. transportation effects, including the safety and efficiency of the transportation networks;
 - vi. whether adverse effects in the natural environment can be effectively avoided, remedied or mitigated;
 - vii. setback from any *boundary**, including the road^ *boundary**; and
 - viii. separation distance from any *residential activity**.
- f) in relation to relocated buildings:
- i. the design and appearance of the exterior of the *building** having regard to the quality and character of buildings and amenity in the immediate locality;
 - ii. the location of the *building** on land subject to natural hazards which will be assessed with reference to the hazards section of this Plan;
 - iii. the resultant end use of the *relocated building**.
- g) In relation to co-location of masts, radio and telecommunications equipment:
- i. The effects of the height of the structure in the amenity values of the area adjacent to the proposed location of the activity.
- h) Reverse sensitivity effects arising from the activity adjoining a consented or existing renewable electricity generation activity including:
- i. The frequency, character and intensity of the relevant adverse effect;
 - ii. The degree of effect on the relevant consented or existing activity in its particular environment having regard to such factors as noise and visual amenity;
 - iii. Whether the potential reverse sensitivity effects can be mitigated by way of conditions including but not limited to design, building orientation and insulation, earthworks, planting or moving the proposal (either by increasing the separation from the relevant existing or consented activity,

or by changing the orientation to the relevant existing or consented activity);

- iv. Whether the owner/operator of the relevant consented or existing activity has been consulted with, and the outcome of the consultation;
- v. The requirements for the activity to be located on the site;
- vi. The benefits of locating the activity on the site.

Discretionary Activities

The following are discretionary activities in the Rural Zone:

- a) any activity that is not a permitted, or restricted discretionary activity[^] in the Rural Zone, and any activity that is not specifically provided for in this Plan;
- b) any *new primary production** activity within outstanding natural features and landscapes (as identified within Schedule C4);
- c) any *renewable energy** generation, other than domestic scale wind turbines, including any new wind farm or extension to an existing wind farm; and
- d) activities within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid which do not meet the permitted activity standards in B1.13.
- e) Signage that does not relate to a business or service that is primarily located within the Rangitikei District or is located before an earlier town or village in which the product or service is produced. Any sign that would otherwise be a controlled activity under Rule B 7.16-1 but does not meet the controlled activity standards in that rule.

Discretionary Activity Standards

B7.16 Assessment criteria for activities within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid transmission line

B7.16-1 For *buildings** and structures[^] within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid transmission line which do not meet the permitted activity standards in B1.13, the following assessment criteria apply:

- a) extent of compliance with NZECP34: 2001

b) the location, height, scale, orientation and use of buildings and structures to ensure the following effects are addressed:

- i. the risk to the structural integrity of the transmission line;
- ii. the effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network;
- iii. the risk of electrical hazards affecting public or individual safety, and risk of property damage;
- iv. the extent of associated earthworks, and use of mobile machinery near transmission line which may put the line at risk;
- v. the intended use of the building, including whether it is for a *sensitive activity**

B7.16-2 For *earthworks** within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid transmission line which do not meet the permitted activity standards in B1.13 the following assessment criteria apply

- a) any effects on structural integrity of the transmission line;
- b) volume, area and location of the works, including temporary activities such as stockpiles;
- c) time of the works;
- d) site remediation;
- e) the use of mobile machinery near transmission lines which may put the line at risk; and
- f) compliance with NZCEP 34:20012

B8 Natural Hazards

[NOTE: Rangitikei District Council and Horizons Regional Council hold regional-scale information on natural hazards \(liquefaction, ground shaking, active fault lines, unmapped flooding and landslide\) which are not shown on District Plan Maps, but are freely available upon request. Plan users should consult Rangitikei District Council and Horizons Regional Council to identify any potential hazards on a particular site. The presence of such hazards may not necessarily preclude development on a site, but may indicate that geotechnical and/or other engineering reports may be required in support of a building consent application.](#)

NOTE: there may be natural hazards affecting properties that are not included in the District Plan. Please consult Rangitikei District Council.

NOTE: For the avoidance of doubt the definitions of Natural Hazard Area 1 and 2 (Flooding) override the information provided on the hazard maps.

Permitted Activities

All activities listed in the general rules section B1, or each zone where they meet the permitted activity standards in the general rules and of that zone; and are not specifically listed as a discretionary activity below.

Permitted Activity Standards

B8.1 Natural Hazard Area 2 (Flooding)

B8.1-1 In Natural Hazard Area 2 (Flooding), any new or relocated dwelling, new residential building that contains a habitable space ~~habitable building, structure~~ or major extension, must meet ~~the~~ minimum floor height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 500mm freeboard.

B8.1-1A In Natural Hazard Area 2 (Flooding), any;

- a) new or relocated commercial building that contains an occupied space, or
- b) extension to an existing commercial building where the extension contains an occupied space, or
- c) conversion of a non-occupied space in an existing commercial building to an occupied space,

must meet minimum floor height levels to avoid any inundation of the occupied space during a 0.5% AEP (1 in 200 year) flood event, including 300mm freeboard.

B8.1-1B Buildings that do not contain habitable space on production land are exempt from compliance with rules B8.1-1 and B8.1-1A.

B8.1-2 Any building, structure, landscaping, fencing or earthworks must not change the flood flow paths to the extent they will ~~that it would~~ exacerbate flooding on the site, or on any adjacent or downstream site. The following buildings and structures are exempt from compliance with this rule:

- a) Post and wire stock and riparian fencing.
- b) Buildings that do not contain habitable space on production land provided they are located at least 20 metres from any existing building with a habitable space, and do not extend more than 15 metres across an overland flow path

B8.2 Natural Hazard Area – Taihape West Slip Zone

B8.2-1 In the Taihape West Slip Zone, ~~any~~ no more than one new or addition to any existing non-habitable building or structure may be placed or constructed on a site at any time following the operative date of this rule, provided that it must have ~~must not exceed~~ a gross floor area of 40 square metres or less., ~~and no new dwellings, relocated dwellings, or habitable buildings will be permitted to be erected on any site.~~

B8.2-2 Any addition to a habitable building, not exceeding a gross floor area of 40 square metres.

~~B8.2-2 A Geotech report and specifications of foundations designed by a registered structural engineer must accompany any building consent application for any addition or extension to any building that exceeds 20 square metres.~~

~~**B8.3 Natural Hazard Area – Landslide**~~

~~B8.3-1 In Natural Hazard Area – Landslide, a Geotechnical report by a registered structural engineer or equivalent person suitable to the Council must accompany any building consent application for:~~

- ~~a) Any new dwelling; or~~
- ~~b) Any new habitable building; or~~
- ~~c) Any addition or extension to an existing dwelling or habitable building exceeding 30 square metres; or~~
- ~~d) Any new community facility.~~

~~**B8.4 Natural Hazard Area 1 and 2 (Ground Shaking and Liquefaction)**~~

~~B8.4-1 In Natural Hazard Area 1 and Area 2 (Ground Shaking and Liquefaction), the following activities are permitted where they meet the permitted activity standards in the general rules and of that zone:~~

~~a) — Non-habitable buildings, garages and pole sheds that qualify for an exemption for building consent under Schedule 1 of the Building Act 2004. (Note: For the avoidance of doubt this excludes any building with any plumbing or drainage other than stormwater).~~

~~b) — New dwellings, relocated dwellings and buildings used for commercial activities that have piled foundations.~~

~~c) — A Geotechnical report by a registered structural engineer or equivalent person suitable to the Council must accompany any building consent application for any addition or extension to any existing building (not having piled foundations) that exceeds an area of 30 square metres.~~

~~**B8.5 — Natural Hazard Area — Active Fault**~~

~~B8.5-1 In Natural Hazard — Active Fault, the following activities are permitted where they meet the permitted activity standards in the general rules and of that zone:~~

~~a) — Non-habitable buildings, garages and pole sheds that qualify for an exemption for building consent under Schedule 1 of the Building Act 2004. (Note: For the avoidance of doubt this excludes any building with any plumbing or drainage other than stormwater).~~

~~b) — New dwellings, relocated dwellings and buildings used for commercial activities that have piled foundations.~~

~~c) — A Geotech report and specifications of foundations designed by a registered engineer must accompany any building consent application for any addition or extension to any existing building that exceeds an area of 20 square metres.~~

Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

B8.6 Natural Hazard Area 1 (Flooding)

B8.6-1 In Natural Hazard Area 1 (Flooding), any of the following are Restricted Discretionary Activities:

- a) any erection of, or placement of, or extension to, any building or structure,
- b) new critical infrastructure,
- c) subdivision,
- d) landscaping, fencing or earthworks likely to change flood flow paths,
- e) any activity involving storage of hazardous substances.

B8.6-2 The matters over which Council will exercise its discretion are:

- a) avoidance or mitigation of natural hazards;
- b) the adequacy of avoidance or mitigation measures to address natural hazards;
- c) the functioning of flood ways;
- d) the consequential effects of avoiding or mitigating hazards including, but not limited to, effects on landscape and natural character, visual amenity, urban design, and the displacement of floodwaters onto other properties;
- e) the risk of failure of the proposed mitigation measures;
- f) Any potential to exacerbate a natural hazard caused by either directly and indirectly by the activity;
- g) Design, scale, location and construction;
- h) Minimum floor levels;
- i) Prevention of any more than minor adverse effects on the effectiveness of existing flood hazard avoidance or mitigation measures, including works and structures within river and drainage schemes, natural landforms that protect against inundation, and overland stormwater flow paths;
- j) Avoidance or mitigation of adverse effects on existing structures and activities.

B8.7 Taihape West Slip Zone

B8.7-1 ~~Any new, or~~ In the Taihape West Slip Zone, one addition to any existing, non-habitable building that where the addition exceeds 40 square metres provided that only one addition is placed or constructed on the site following the operative date of this rule.

B8.7-2 The matters over which Council will exercise its discretion are:

- a) The avoidance or mitigation of natural hazards;
- b) The adequacy of avoidance or mitigation measures to address natural hazards;
- c) the risk of failure of the proposed mitigation measures
- d) Design, scale, location and construction

Restricted Discretionary Activity Standards

B8.7-3 Within Natural Hazard Area 1 (Flooding)

- a) The finished floor or ground level of any habitable building must include 500mm freeboard above the 0.5% AEP (1 in 200 year) flood event

Discretionary Activities

B8.7-4 Any activity within Natural Hazard Area 1 or Natural Hazard 2 that does not comply with the permitted activity standards or the restricted discretionary standards is a discretionary activity.

B8.7-5 In the Taihape West Slip Zone, additions to habitable buildings that exceed 40 square metres.

B8.7-5A In the Taihape West Slip Zone, activities that cannot meet the permitted activity or restricted discretionary rules.

Non-Complying Activities

B8.7-6 In the Taihape West Slip zone, new or relocated dwellings.

B9 Transport

Permitted Activity Standards

B9.1 Vehicle Access to Individual Sites

At the time a *site** is developed, provision must be made for *vehicle access** to a public road[^] and before any activity commences in a *building** and/or on the *site**, the *vehicle access** must be formed in accordance with the following standards:

B9.1-1 All *vehicle access** (including access ways, private roads, access lots and rights of way), must be dimensioned and formed in accordance with the Council's Subdivision and Development Code of Practice.

B9.1-2 For *sites** in any zone except the Rural Zone, the following applies:

a) *sites** with a public road[^] frontage of 30 metres or less must have only one vehicle crossing; or

b) *sites** with a public road[^] frontage of more than 30 metres must have no more than two vehicle crossings on each frontage, and the crossings must be a minimum distance of 7.5 metres apart.

c) In relation to any *Comprehensive Development Area** this rule applies to the entire frontage of the *Comprehensive Development Area** and not to individual sites.

B9.1-3 The applicable minimum sight distances:

a) for roads (other than state highways) are listed in Table B9.1 and measured in accordance with Figure 9.3.

b) for roads and rail are listed in Table B9.5 and measured in accordance with figure 9.9.

B9.1-4 Separation distances between accessways must be in accordance with Table B9.2.

B9.2 Access to a State Highway

B9.2-1 *Vehicle access** onto any state highway must meet the conditions in Table B9.2.

B9.2-2 Access to the state highway is only allowed where there is no alternative legal access is available to another road[^];

- B9.2-3 Each *site** must have only one crossing and it must not exceed 6m in width at the property *boundary**; and
- B9.2-4 The maximum number of car equivalent movements (as calculated below) must not exceed 100 per day:
- a) 1 car to and from the site = 2 car equivalent movements
 - b) 1 truck to and from the site = 6 car equivalent movements
 - c) 1 truck and trailer to and from the site = 10 car equivalent movements
- B9.2-5 In relation to any *Comprehensive Development Area**, no servicing is to take place directly from a state highway frontage.
- B9.2-6 Rule B9.2-2 and B9.2-3 do not apply to the creation of vehicle access onto any state highway in relation to permitted or controlled activities in any *Comprehensive Development Area**.

B9.3 New Roads

- B9.3-1 New roads[^] must meet the requirements of Council's Subdivision and Development Code of Practice.

B9.4 Road Intersections

- B9.4-1 Road intersections must be designed in accordance with the standards set out in Tables B9.2 and B9.3, except for private farm and *forestry** roads[^] which do not intersect with a public road[^].

B9.5 Level Crossings

- B9.5-1 Road and rail intersections must be designed in accordance with the standards set out in table B9.6, except for private farm and forestry roads which do not intersect with a railway line.
- B9.5-2 Access across railway lines, by way of the formation of a level crossing, is only allowed where there is no alternative legal access available from another road.
- B9.5-3 Where any vehicle access crosses a rail level crossing, the approaches must be formed to slope away from the railway at a minimum gradient of 1 in 50 for a minimum of 5 metres from the rail level crossing.

B9.5-4 New driveways or access ways must not be located within 30 metres of an existing level crossing.

Note: Where changes to an existing level crossing are proposed, consultation with the New Zealand Railways Corporation is required. The proposal must not create a significant increase in:

- a) vehicles (including creating vehicle queues at certain times of day) or pedestrians
 - b) noise that may compromise the ability to hear the level crossing alarms
 - c) associated activities that may cause distraction or confusion e.g. flashing signs
-

B9.6 Rangitikei District Council Roading Hierarchy

B9.6-1 Table B9.6 contains the Roading Hierarchy that applies to all roads in the Rangitikei District:

B9.7 Number of On Site Vehicle Parking Spaces Required

B9.7-1 Where a *building** is constructed, reconstructed, altered or added to, or any activity is established on a *site** or in a *building** or other structure[^], the parking provisions and standards in table B9.7 apply.

B9.7-2 Where there are multiple activities on-site, and each activity requires vehicle parking in terms of this Plan, the total vehicle parking required must be the combined total requirement for all activities.

B9.7-3 Loading bays* and spaces may be counted as parking spaces* according to the number of parking spaces* able to be accommodated.

B9.7-4 Within a Comprehensive Development Area* each activity must provide vehicle parking spaces, manoeuvring areas and loading facilities as specified in table B9.7, except where retail units have an individual gross floor area of less than 500 square metres and share a common parking area provided for a supermarket (which complies with B9). Such retail units will be required to provide a minimum of 3 parking spaces per 100 square metres of floor area.

Note: Where the calculation of required on-site *parking spaces** results in a fraction of a whole space, any fraction under or equal to half is disregarded, and any fraction over half will count as one space.

B9.8 Disability parking spaces

B9.8-1 Where on-site parking is provided for any *building** or activity except *dwelling**, *parking spaces** for the disabled must be provided in accordance with table B9.8.

B9.9 Location of Disability Parking

B9.9-1 All *parking spaces** for the disabled must be sited:

- a) as close as is practicable to the entrance to any *building** on-site; and
- b) to allow reasonably practicable access for disabled persons from each *parking space** to the relevant *building** entrance.

B9.10 Loading Spaces

B9.10-1 Any *commercial** or *industrial activity** must make provision for a minimum of one off-street loading/unloading space.

B9.10-2 Each loading space must have a minimum length of 7.5 metres, a minimum width of 3.5 metres, and a minimum clear *height** of 4.5 metres.

B9.10-3 Sufficient manoeuvring space must be provided to accommodate a 90 percentile two-axle truck as shown in Figure 9.7.

B9.11 Vehicle Access, Manoeuvring and Loading Space

B9.11-1 Each *parking space** must have a minimum dimension sufficient to accommodate a 90 percentile car-tracking curve with manoeuvring space in accordance with Figures 9.6 and 9.7 (pages 88 and 89).

B9.11-2 Sufficient manoeuvring space must be provided on-site to enable vehicles to enter and exit a parking area or loading space in a forward direction in situations where:

- a) the site* is accessed from a state highway; or
- b) the vehicle parking area contains more than 5 parking spaces*; or
- c) any of the parking spaces* is located further than 30 metres from the road^;
or
- d) the site* is a rear site* with access by way of an accessway or driveway.

B9.12 Construction of Vehicle and Loading Parking Spaces

B9.12-1 In all zones except for the Rural Zone, all vehicle parking and loading spaces and access aisles must be formed, metalled, and sealed to an all-weather hard surface standard in accordance with the Council's Subdivision and Development Code of Practice.

B9.12-2 In the Rural Zone, all vehicle parking and loading spaces and access aisles required by this Plan must be formed and metalled to an all-weather standard in accordance with the Council's Subdivision and Development Code of Practice.

B9.12-3 All vehicle parking and loading spaces and access aisles must provide surface water drainage in accordance with the Council's Subdivision and Development Code of Practice.

B9.12-4 All parking areas must be provided with night lighting where they are available to the public, to enhance their safety after dark.

B9.12-5 Any parking area which comprises 5 or more *parking spaces** and which adjoins a Residential Zone must be screened along the *boundary** adjoining that Residential Zone by planting or by a solid screen fence not less than 1.5 metres in *height**.

B9.12-6 Any parking area within the Retail Shopping Core which comprises 5 or more parking spaces, must have, adjacent to their boundary with a road or footpath, a vegetated strip at least 1.5 metres wide.

B9.12-7 All parking areas and access to the carpark area must have, adjacent to their *boundary** with any road^, a permanent barrier or raised kerb to ensure vehicles entering or leaving the *site** only use the approved *vehicle access** crossing point/s.

B9.13 Access to Vehicle Parking and Loading Spaces, and Access Aisles

B9.14 The space that is dedicated on any *site** for vehicle parking, loading and access must:

- a) remain clear;
- b) not be obstructed by other activities; and
- c) not be diminished by the storage of goods or erection of any structure[^].

Controlled Activities

There are no controlled activities relating to transport.

Restricted Discretionary Activities

B9.14-2 The following are restricted discretionary activities relating to transport:

- a) Any activity that would otherwise be a permitted activity, but which fails to comply with the permitted activity standards for transport.

B9.14-3 The matters over which the Council will exercise its discretion are:

B9.14-4 The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.

Table B9.1: Access Performance Standards Table

Posted (Legal) Speed Limit (km/h)	Required Sight Distances (m) (See Figure 9.4 page 86)	Location of Property Access Relative to Intersection (See Figure 9.3 page 85)			Minimum Spacing Between Adjacent Property Accessways Distance N on Figure 9.3 (m)
		Minimum Distance K (m)	Minimum Side Road Distance M (m)		
50	85	30	20	-	
60	115	50	30	-	
70	140	100	45	-	
80	170	120	60	100	
100	250	200	60	200	

Table B9.2: Sight distance standards

Posted speed limit (km/h)	85th percentile operating speed, measured at the site (or if above not known, posted speed plus 10 km/h)	Minimum sight distance standard (m)
Not applicable	50	89
50	60	113
60	70	140
70	80	170
80	90	203
90	100	240
100	110	282

Table B9.3: Intersection Separation Distances

Speed Limit of Road (km/hr)	Minimum Distance Required Between Intersections (metres)
100	800 125 (farm or forestry access only)
70	220
50	125

Minimum sight distances for intersections are measured at a *height** of 1.15 metres above road[^] level.

Table B9.4: Sight Distances for Road Intersections

Design Road Speed (km/hr)	Minimum Sight Distance for Vehicles Entering Intersection (metres)
50	80
70	130
100	250

Table B9.5 Sight distances for road and rail intersections (level crossings)

Vehicle speed (km/h)	Approach Distance A (m)	Visibility along track B (m)
10	17	480
20	32	325
30	51	286
40	74	278
50	100	281
60	131	289
70	165	302
80	203	316
90	244	332
100	290	348
110	339	366

Table B9.6: Roding Hierarchy in the Rangitikei District

Strategic Roads	Arterial Roads
State Highway No. 1 State Highway No. 3 State Highway No. 54 Kakariki Road Taihape-Napier Road	Wanganui Road (Turakina to Marton and including High Street) Calico Line (Marton to S.H. 1) Makirikiri Road (S.H. 1 to S.H. 3) Wellington Road (Marton to S.H. 1) Pukepapa Road (Marton to S.H. 3) Fern Flats Road (Wanganui Road to Jeffersons Line) Jeffersons Line (Fern Flats Road to S.H. 1) Skerman Street Marton (Wanganui Road to Bond Street) Bond Street Marton (Skerman Street to Calico Line) Broadway Marton (Wellington Road to Calico Line) Ruahine Road Spooners Hill Road Te Moehou Road
Collector Roads	
Parewanui Road (S.H. 1 to western end Scotts Ferry) Raumai Road Santoft Road (S.H. 3 to Beamish Road) Lake Alice Road (S.H. 3 to former hospital entrance) Turakina Beach Road Ratana Road Wings Line Goldings Line Nga Tawa Road Tutaenui Road Waimutu Road Makuhou Road Putorino Road (S.H. 1 to Rangatira Road) Ongo Road	Pungatawa Road Mataroa Road Rongoiti Road Tiriraukawa Road (Rongoiti Road to Whaka Road) Ruanui Road (Mataroa Road to Haraekekitangi Road) Waiaruhe Road Bredins Line Hereford Street Mill Street Hendersons Line (Pukepapa Road to Wellington Road) Station Road Main Street Matai Street French Street (Matai Street to Wings Line) Kensington road Hawkestone Road

Mangahoe Road	King Street
Mangatipona Road	Taumaihi Street
Kauangaraoa Road	Wilson Street
Turakina Valley (Mangatipona Road to Mangahoe road; and Ongo Road to Pohonui Road)	Criterion Street
Murimotu Road	Bruce Street (Huntermville)
Kie Kie Road	High Street (Huntermville to S.H. 1 to Rangatira Road)
Otara Road	Goldfinch Street
Toe Toe Road (S.H. 1 to Potaka Road)	Kiwi Road (Hautapu Street to Ruru Road)
Gorge Road (S.H. 1 to Tuhoe Road)	Robin Street
	Kaka Road (Robin Street to Ruru Road)
	Torere Road
Local Roads	
All other roads in the District	

Table B9.7: Parking spaces required per activity

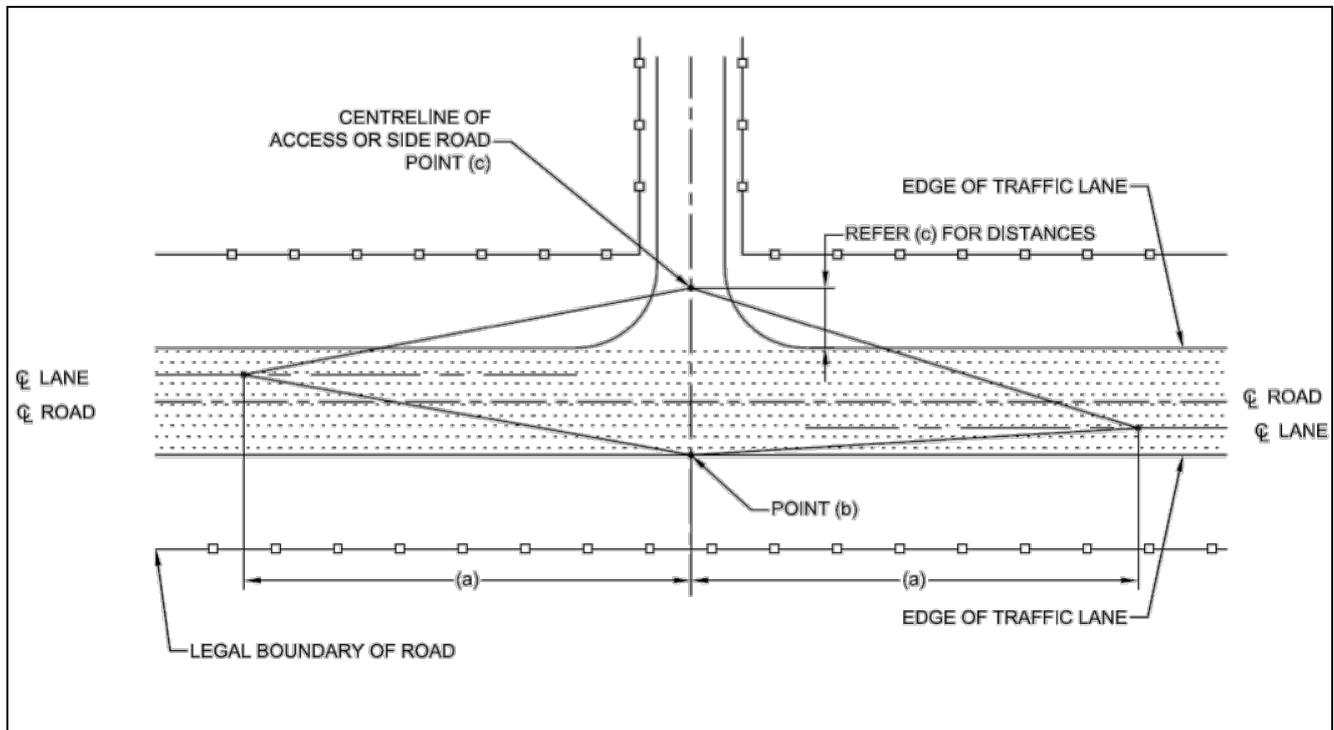
Activity	Number of Spaces Required
Commercial Activities including Banks and Commercial Services	<p>Marton: 1 per 200 square metres gross floor area of any building</p> <p>Huntermville: 1 per 200 square metres gross floor area of any building</p> <p>Taihape: 1 per 80 square metres gross floor area of any building</p> <p>Bulls: 1 per 90 metres gross floor area of any building</p>
Retail Activities	1 per 20 square metres gross floor area
Community Facilities, Places of Assembly and Entertainment	1 for every 10 persons the hall or building is designed to accommodate or the activity is expected to attract
Day-Care and Child Care Centres	<p>Marton and Huntermville: nil</p> <p>Taihape and Bulls: 1 for every 2 staff</p>
Home Occupations	1 per site
Health Providers	1 per staff and 1 for every 2 practitioners
Licensed Hotels and Taverns	1 per 50 square metres gross floor area of all bar, dining, or other area open to the public
Industrial Activities	1 per 150 square metres gross floor area of any building

Activity	Number of Spaces Required
Residential Activities	1 space per residential dwelling unit
Rest Homes and Facilities for the Care of the Elderly	1 per 3 staff, plus 1 for every 5 persons the facility is designed to accommodate
Restaurants	1 for every 5 persons the dining area is designed to accommodate
Rural Service Activities	4 per site
Schools	1 per staff member
Road-Side Sales Activities	4 per site
Visitor Accommodation	1 per unit

Table B9.8: Disability parking spaces per activity

Number of general parking spaces	Number of disability parking spaces
Less than 10	1
10-100	2
Greater than 100	3 (1 for every 50 general parking spaces)

Figure 9.1 Sight Distance Measurements



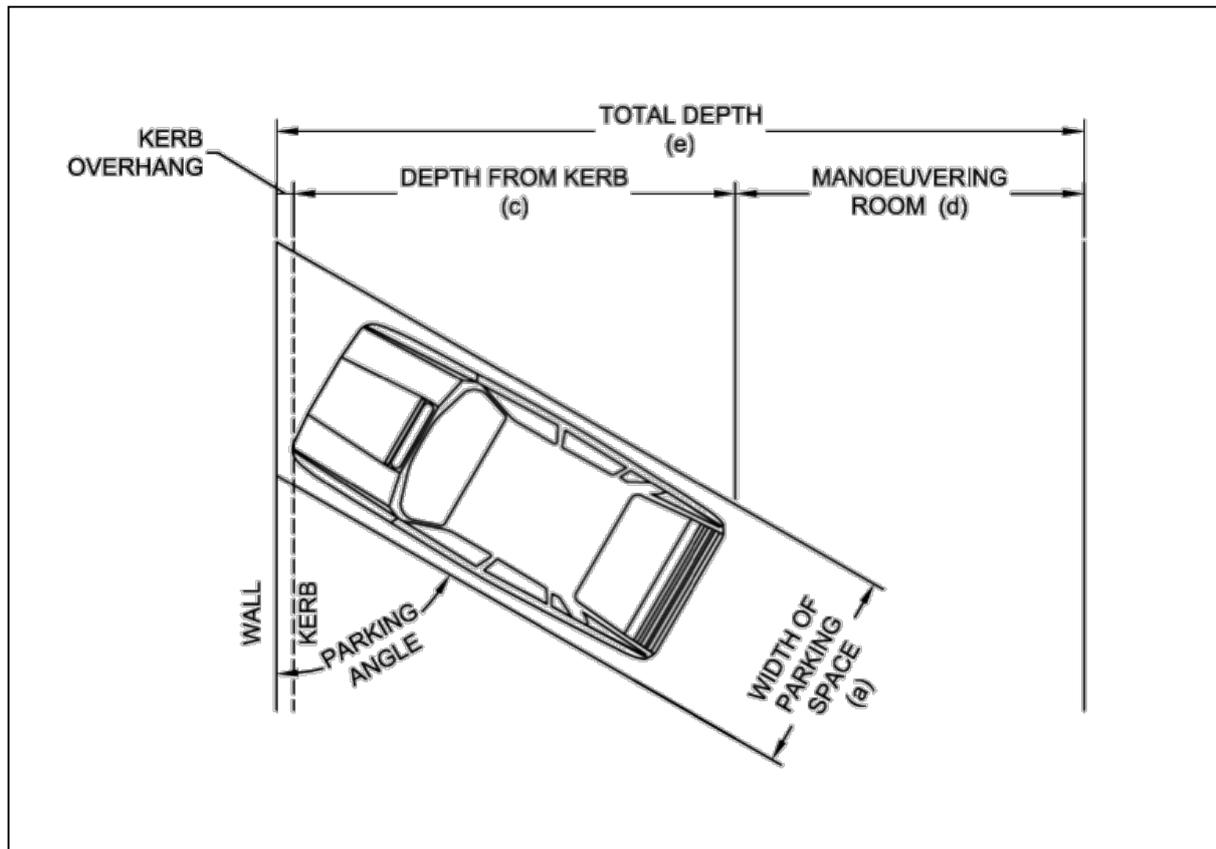
Note: Sight distances will be measured to and from a height of 1.15m above the existing road surface level of the side road or access road.

Intersection and property access:

- a) Sight distance is defined in Table B9.1 and Table B9.3
- b) Edge of Traffic Lane
- c) For accesses: 3.5m from edge of traffic lane;
- d) For intersections 5.5m from edge of traffic lanes

Where there are two or more tracks, the 30m sightline applies to the centreline of the nearest track.

Figure 9.52 Car Manoeuvring and Parking Space Dimensions



Degree of angle of parking	Parking Type	Stall width (a)	Stall depth		Aisle width (d)	Total depth (e)	
			From wall (b)	From kerb (c)		One row	Two Rows
0°	Parallel	2.4m	See note 1	See note 1	3.5m	5.9m	8.3m
30°	Nose in	Min 2.4m	4.2	4.0	3.5	7.7m	11.9m
45°	Nose in	Min 2.4m	4.9m	4.5m	3.5m	8.4m	13.3m
60°	Nose in	2.4m	5.4m	4.9m	4.5m	9.9m	15.3m
		2.5m			4.1m	9.5m	14.9m
		2.6m			3.5m	8.9m	14.3m
		2.7m			3.5m	8.9m	14.3m
75°	Nose in	2.4m			6.6m	12.0m	17.4m

		2.5m	5.4m	4.9m	6.3m	11.7m	17.1m
		2.6m			5.2m	10.6m	16.0m
		2.7m			4.6m	10.0m	15.4m
90	Nose in	2.4m			8.7m	13.8m	18.9m
					7.7m	12.8m	17.9m
			5.1m	4.6m	7.0m	12.1m	17.2m
		2.7m			6.8m	11.9m	17.0m

1. Parallel parking spaces (Parking Angle 0°) must be 6.0m long, except where one end of the space is not obstructed, in which case the length of a space may be reduced to 5.0m.
2. Minimum aisle and accessway widths must be 3.0m for one-way flow, and 5.5m for two-way flow. Recommended aisle and accessway widths are 3.5m for one-way flow, and 6.0m for two-way flow.
3. Maximum kerb height = 150mm.
4. Stall depth computed to 90 percentile vehicle dimensions. A 200mm separation from walls has been added.

Figure 9.3 99 Percentile Car Tracking Curve Minimum Radius

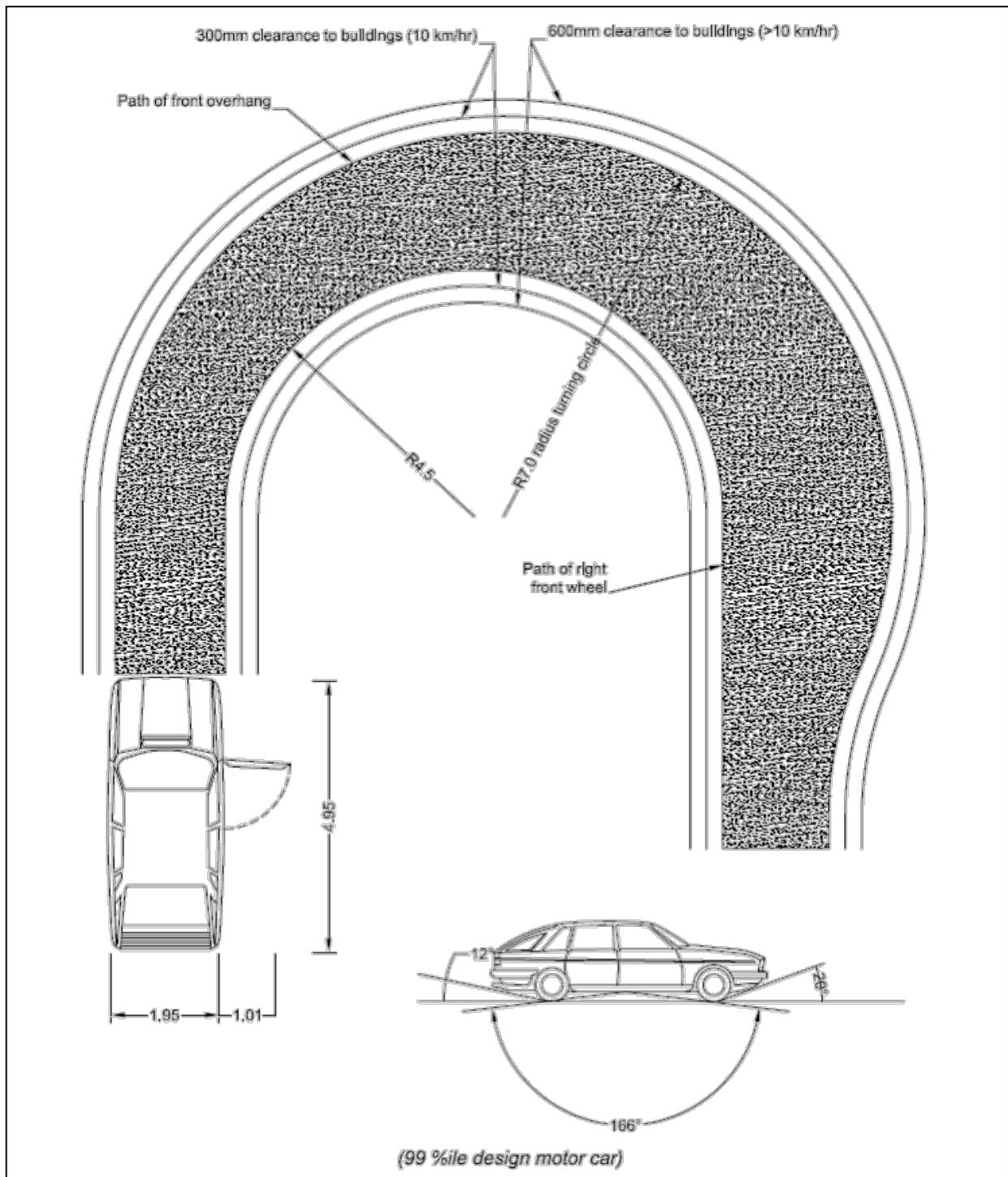


Figure 9.4 99 Percentile Truck Tracking Curve Minimum Radius

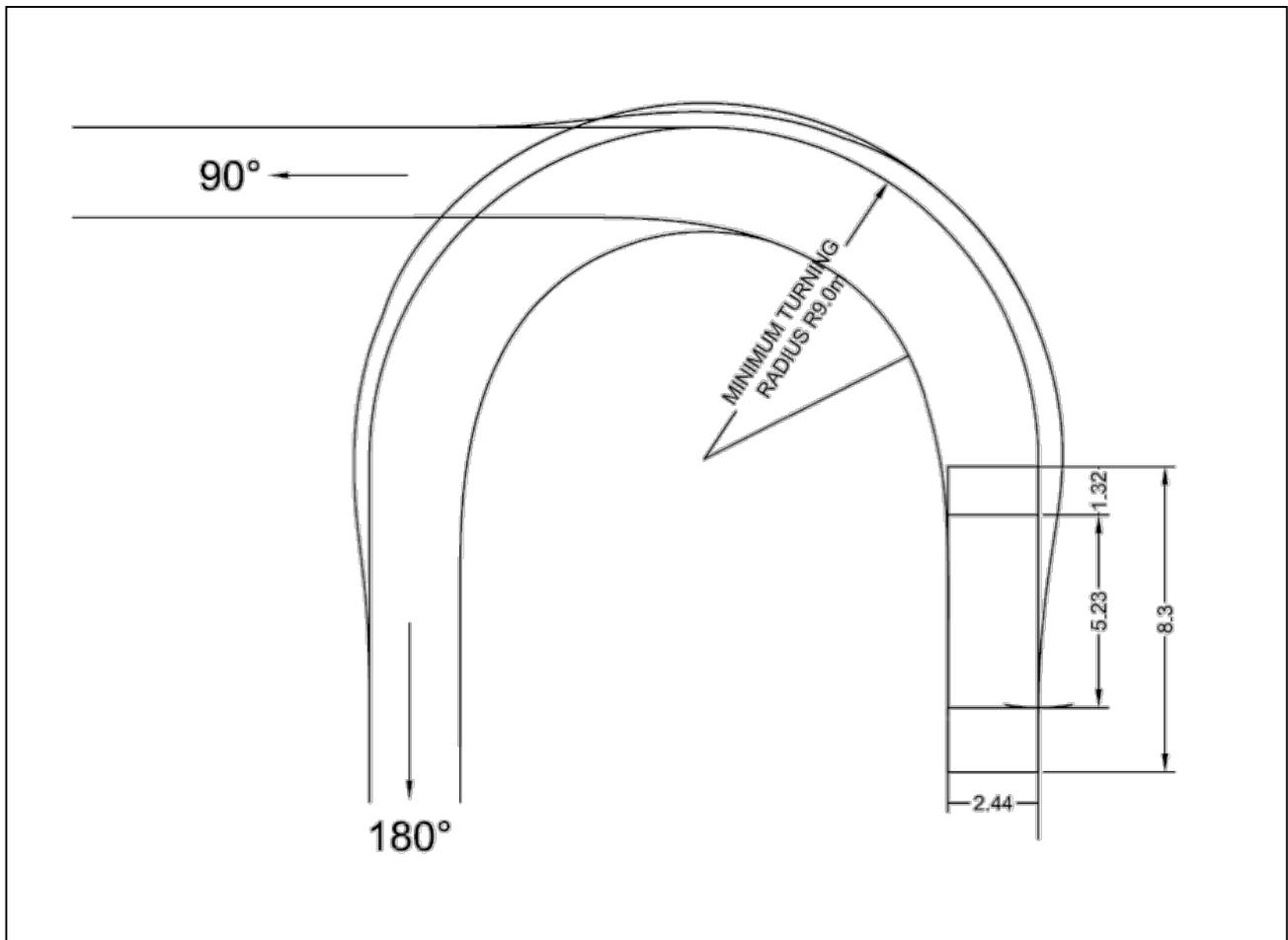


Figure 9.5 Access Sight Lines

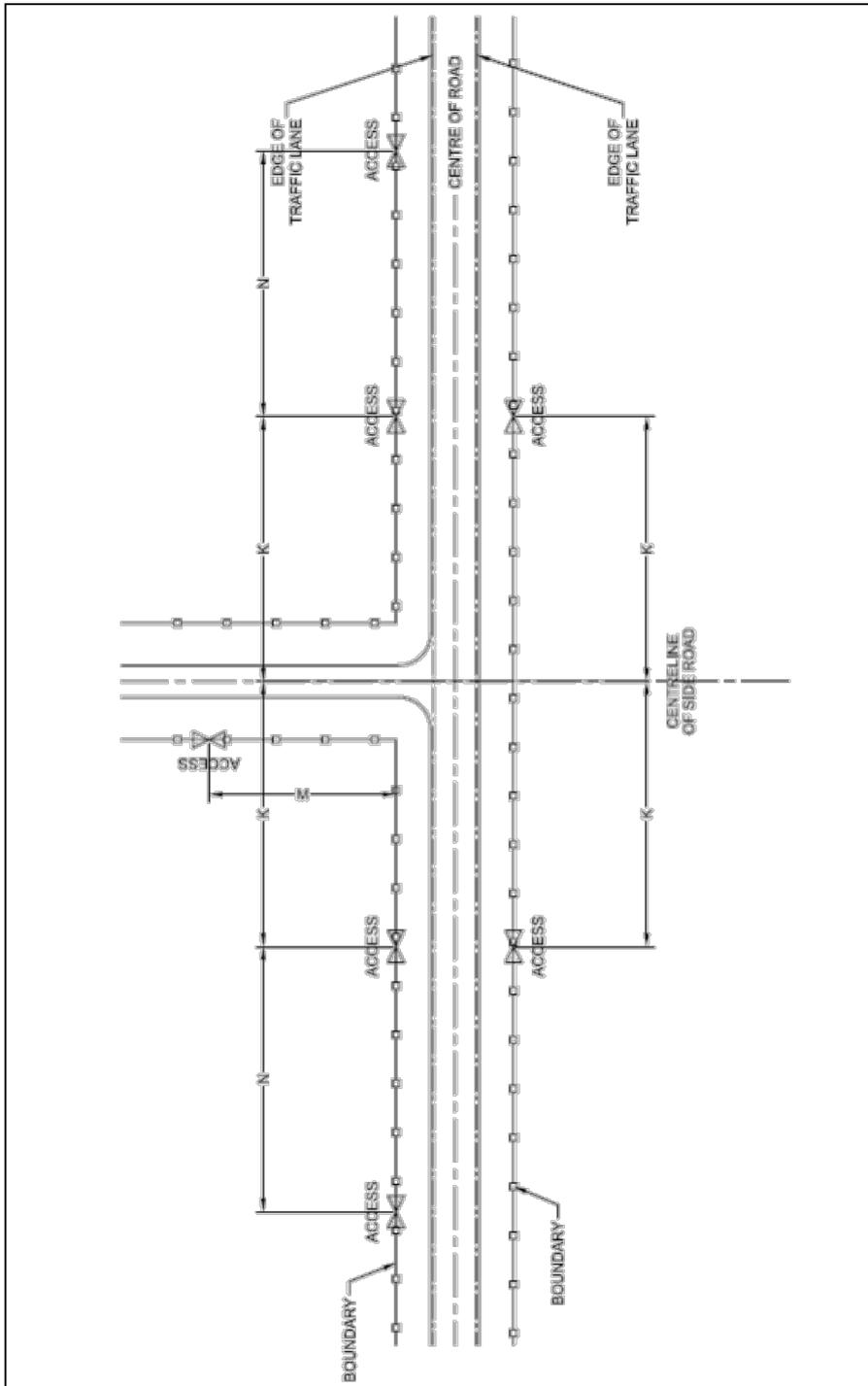
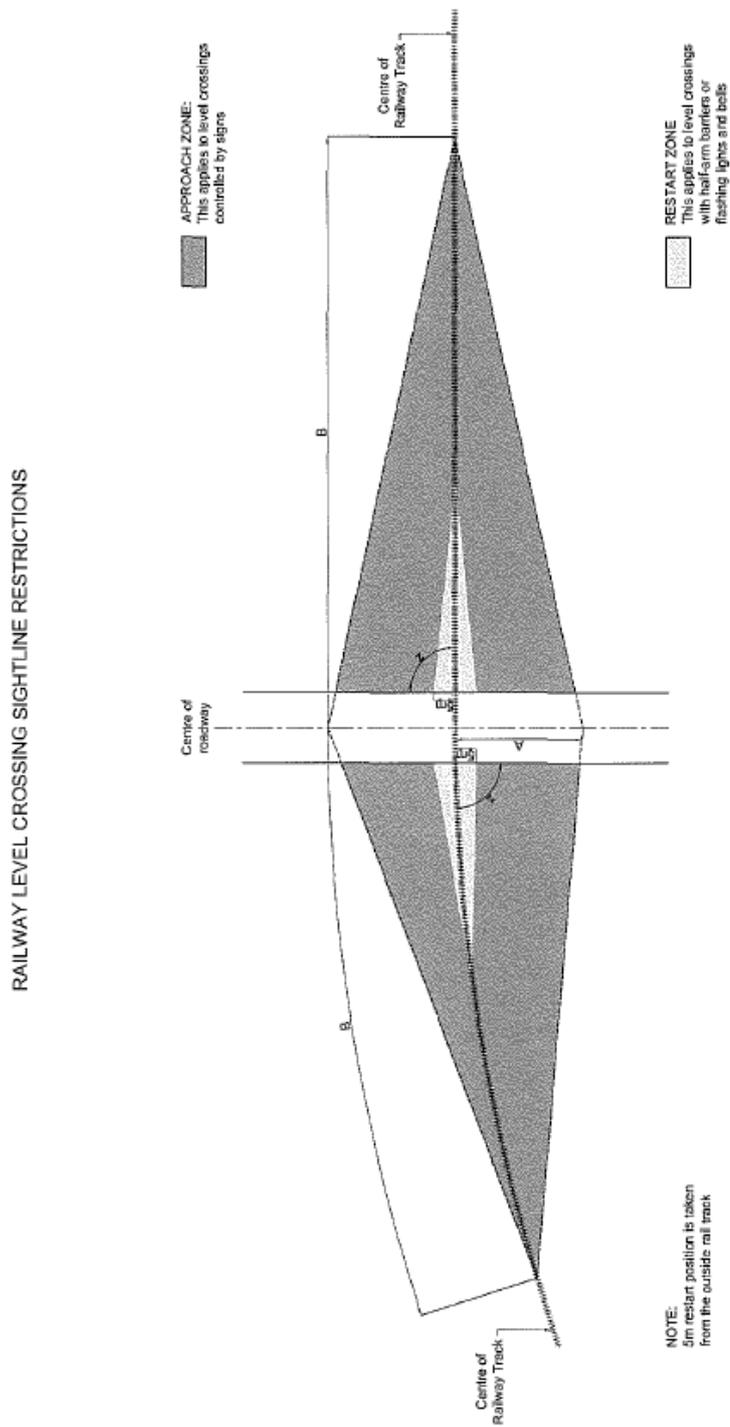


Figure 9.6 Traffic Sight Lines at Road/Rail Level Crossings and Road Intersections



B10 Historic Heritage

Permitted Activities

B10.1-1 The following are permitted activities, provided they comply with the standards in the relevant zone and the general rules and standards as stated above:

- a) repair and maintenance of any heritage items listed in Schedule C3A and C3B;
- b) protection and conservation of historic sites, including installation of fencing to exclude stock;
- c) earthquake strengthening work that does not affect the external appearance of any building identified in Schedule C3A;
- d) Any activity covered by the KiwiRail designations D144 and D145 (schedule C5) for the Main Trunk Line as listed in Schedule C3A.

Controlled Activities

B10.1-2 The following are controlled activities[^]:

- a) earthquake strengthening work that affects the external appearance of any building identified in Schedule C3A.

B10.1-3 The matters over which Council reserves control are:

- a) the heritage contribution of the part of the *building** or *site** to be affected by any earthquake strengthening work.
- b) the degree of change necessary to earthquake strengthen the heritage item to the required standard
- c) the restoration or repair work needed to the heritage site on completion of the earthquake strengthening work

Restricted Discretionary Activities

B10.1-4 The following are restricted discretionary activities:

- a) any activity involving the *alteration**, excavation, or modification of a heritage item listed in Schedule [C3A and or B](#);
- b) subdivision^ of any site listed in Schedule [C3A](#);
- c) any new *building** or structure^ on a site listed in Schedule [C3A](#);

B10.1-5 The matters over which the Council will exercise its discretion will be limited to:

- a) the effect on the *heritage values** of the activity;
- b) the cultural effects associated with the loss of *heritage values**, including any diminution in the relationship between Tangata Whenua^ and their sites of cultural significance;
- c) the benefits of the activity, including maintenance of the ongoing viability of the remaining heritage item.

Discretionary Activities

B10.1-6 The following are discretionary activities:

- d) relocation or demolition of any heritage item listed in schedule [C3A and C3B](#).
- a) any activity that would otherwise be a permitted, controlled or restricted discretionary activity^, but which fails to comply with any one or more of the standards for that rule or the general rules and standards as stated above;

B11 Subdivision and Development

Permitted Activities

There are no Permitted Activities for Subdivision and Development.

Controlled Activities

There are no Controlled Activities for Subdivision and Development.

Restricted Discretionary Activities

B11.1-1 Any subdivision[^] of land, and all associated *earthworks*^{*} and construction are Restricted Discretionary Activities[^] in all zones except where proposed within an outstanding natural feature or landscape (ONFL) as identified in Schedule C4.

B11.1-2 The Council's discretion is restricted to the following matters:

- a) the size, shape and arrangement of lots, cross lease areas, company lease areas, units and access;
- b) the imposition of conditions of the type described in Sections 108 and 220 of the Resource Management Act 1991;
- c) minimum road[^] frontage areas along *strategic roads*^{*} and *arterial roads*^{*};
- d) the suitability of lots for the construction of *buildings*^{*} for permitted activities within the zone, or other non-permitted activities where there is an accompanying land use application;
- e) the provision of road[^] access, including protection of land for future road[^] access, to new areas for subdivision[^], compatible with Council's roading hierarchy and the extent of required pedestrian and vehicular connectivity;
- f) the extent of any upgrading work to existing roads[^];
- g) the extent to which there is capacity for connection to existing reticulated *essential services*^{*} and the sufficiency of the proposed water supply, sewage disposal and stormwater services;
- h) provision of esplanade reserves or esplanade strips;
- i) effects on indigenous vegetation;

- j) effects on lakes, rivers and wetlands;
- k) effects on the following from *earthworks** associated with subdivision^:
- l) landscape and visual impacts;
- m) adjoining properties (including amenity^ values);
- n) hazard risks, flood flows and land stability;
- o) erosion and sedimentation;
- p) overland flow paths; and
- q) the national grid.
- r) avoidance or mitigation of hazards;
- s) reverse sensitivity effects, including minimum setback distances for any subsequent *residential activity** in the Rural Zone;
- t) the location and design of access onto the state highway network or limited access road^ or over a railway level crossing for those subdivisions^ that seek such access;
- u) the extent to which the subdivision^ provides appropriate public access to and along rivers, lakes, wetlands, and the coast;
- v) the extent to which the subdivision^ achieves good urban design outcomes, having regard to the intended end use of the allotment*;
- w) where any existing building* is to be subdivided, the extent to which each new allotment* is appropriately serviced and can be utilised as a stand-alone facility;
- x) The size, shape, location and arrangements of lots, cross lease areas, company lease areas, units and access to avoid reverse sensitivity effects.
- y) Reverse sensitivity effects arising from subdivision adjoining a consented or existing renewable electricity generation activity including:
 - i. The frequency, character and intensity of the relevant adverse effect;
 - ii. The degree of effect on the relevant consented or existing activity in its particular environment having regard to such factors as noise and visual amenity;

- iii. Whether the potential reverse sensitivity effects can be mitigated by way of design, house orientation and insulation, earthworks, planting or moving the proposal (either by increasing the separation from the relevant consented or existing activity, or by changing the orientation to the relevant consented or existing activity);
- iv. Whether the owner/operator of the relevant consented or existing activity has been consulted with, and the outcome of the consultation.

Restricted Discretionary Activity Standards

B11.1-3 Restricted Discretionary Activities must meet the requirements of the standards detailed below.

B11.2 Earthworks

B11.2-1 *Earthworks** associated with subdivision[^] and *development** must be in accordance with the requirements of the Council's Subdivision and Development Code of Practice.

B11.3 Essential Services

B11.3-1 The *development** must provide the following connections for each *allotment**:

- a) a potable water supply, including connection to a reticulated supply of potable water where this is available within 50 metres of the *allotment**;
- b) a system for the collection, treatment and disposal of all sewage wastes, including connection to a public sanitary drainage system where this is available within 50 metres of the *allotment**;
- c) a system for the collection and disposal of surface water from all activities, *buildings**, *allotments**, roads[^], accessways, private ways, private roads[^] and upstream catchments. Such provisions must not create any ponding or inundation, or exacerbate any existing ponding or inundation effects.

B11.4 State Highway and Railway Access

B11.4-1 For those subdivisions[^] that require access to a state highway, the approval of the New Zealand Transport Authority must be obtained.

B11.4-2 For those subdivisions that require access via a railway level crossing, the approval of the New Zealand Railways Corporation must be obtained.

B11.5 Esplanade Reserves or Esplanade Strips

B11.5-1 For lots less than 4 hectares in area, an esplanade reserve at least 20 metres wide must be set aside from such lots along each bank of any river whose bed has an average width of 3 metres or more, where the river flows through or adjoins the lot concerned.

B11.6 Minimum Lot Size

The following minimum lot sizes apply:

B11.6-1 Residential Zone:

- a) 400 square metres (excluding access), where the *allotment** shape must be able to accommodate a circle with a minimum diameter of 15 metres.
- b) 800 square metres (Taihape West Area), where the *allotment** shape must be able to accommodate a circle with a minimum diameter of 15 metres.

B11.6-2 Rural Living Zone: 2 hectares

B11.6-3 Rural Zone:

- a) For land within an identified Outstanding Natural Feature or Landscape (ONFL) no subdivision is provided for as a restricted discretionary activity..
- b) 10 hectares for lots containing only versatile soils defined in the NZLR LUC as being Class 1 and 2 land.
- c) For lots not containing Class 1 or 2 land:
 - i. For existing titles of 10 hectares or less, no additional titles can be created, but boundary alterations between existing titles can occur;
 - ii. For existing titles of more than 10 hectares, but less than 20 hectares, one additional title of 2 hectares can be created.
 - iii. For existing titles of more than 20 hectares, two additional titles of 2 hectares can be created.

B11.7 Energy

B11.7-1 Any new allotment that is intended to contain a *dwelling** must demonstrate that it can be serviced by an adequate supply of energy. Where reliance is via connection to an existing network, confirmation will be required from the relevant provider.

B11.8 Outdoor Space

B11.8-1 Each *dwelling* site** must be provided with a private and exclusive outdoor area formed in the shape of a rectangle with a minimum area of 55 square metres and a minimum width of 4.5 metres.

B11.9 Activities within Electricity Transmission Corridors

B11.9-1 Where a proposed subdivision identifies an indicative building platform (being a 20 metre diameter circle exclusive of any yard requirements) entirely beyond 12 metres from the outer edge of a National Grid support structure and beyond 12 metres from the centreline of a National Grid transmission line for each lot created.

Discretionary Activities

The following are Discretionary Activities[^]:

B11.9-2 Any *subdivision*[^] and all associated *earthworks** and construction are a *Discretionary Activity*[^] within an Outstanding Natural Feature or Landscape (ONFL) contained in Schedule C4.

B11.9-3 Any *subdivision* and associated *earthworks** and construction that does not meet the standards for a *Restricted Discretionary Activity*[^] under this plan is a *Discretionary Activity*[^].

B11.9-4 Where the proposed subdivision is a *Discretionary Activity*[^] because it does not comply with the standards to activities (Rule B11.7-1), then that application need not be publicly notified and need not be served on any affected party other than the transmission line owner.

Part C: Schedules

Schedule C1 - Significant Sites for Tangata Whenua

Marae

No.	Item	Iwi Affiliation
M1	Parewahawaha Marae <i>Domain Road, Bulls</i>	Ngati Raukawa, Ngati Parewahawaha
M2	Tini Waitara Marae <i>Turakina Beach Road, Turakina</i>	Ngati Apa (Nga Ariki, Ngati Rangipuhi, Ngati Kiriwheke)
M3	Whangaehu Marae <i>Whangaehu Beach Road, Whangaehu</i>	Ngati Apa (Ngati Rangiwahakaturia, Ngati Tumataikura, Ngati Tamaea, Ngati Kiriwheke)
M4	O Tahuhu Marae <i>Taraketi Road, Rata</i>	Ngati Hauti (Ngati Haukaha)
M5	Rata Marae (Potaka Marae) <i>Te Hou Hou Road, Rata</i>	Ngati Hauti (Ngati Tamateraka)
M6	Kauangaroa Marae & Kohutu Waka monument stone <i>Kauangaroa Road, Kauangaroa</i>	Ngati Apa (Nga Wairiki, Ngati Huru)
M7	Te Kapua Marae <i>Kumuiti Road, Kauangaroa</i>	Ngati Apa (Nga Wairiki)
M8	Kahurauponga <i>Turakina Beach Road, Turakina</i>	Ngati Apa (Nga Wairiki) Nagati Tupataua
M9	Tautahi Marae (Winiata Marae) <i>State Highway 1, Winiata</i>	Ngati Kahungunu, Ngati Hinemanu, Ngati Paki
M10	Rakatapauma Marae <i>Maukuku Road, Iirangi</i>	Ngati Rangituhia
M11	Tamakopiri Marae (Opaea Marae) <i>Spooners Hill Road, Opaea</i>	Ngati Tamakopiri
M12	Whitikaupeka Marae <i>Te Moehau Road, Moawhango</i>	Ngati Whitikaupeka
M13	Oruamatua Marae (Moawhango Marae) <i>Wherewhere Road, Moawhango</i>	Ngati Kahungunu, Ngati Whiti
M14	Nga Hau e Wha Marae <i>Nga Tawa Rd, Marton</i>	Ngati Apa
M15	Parewanui Marae Grounds <i>Parewanui Road, Bulls</i>	Ngati Apa, Ngati Kauae, Ngati Tauira
M16	Ratana Pa <i>Ratana Road, Ratana</i>	Ratana Community

Wahi Tupuna

M17	Te Aputa~ <i>Upper Kawhatau Valley</i>	Ngati Hauiti
M18	Otoea~ <i>Confluence of Hautapu and Rangitikei Rivers</i>	Ngati Hauiti
M19	Otara~ <i>Upstream of Ohingaiti</i>	Ngati Hauiti
M20	Rata~ <i>Te Hou Hou Road</i>	Ngati Hauiti
M21	Parae Karetu (Mount Curl)	Ngati Apa
M22	Putorino	Ngati Apa

~ Ngati Hauiti have requested that an area of 3km around these areas is recognised as having special significance to iwi.

Schedule C2 – Notable trees and Culturally Significant Flora

Notable Trees

Ref	Location	Species
T1	Bulls Cenotaph E2713248 N6111987	Northern rata
T6	Letheney, Bulls E2713174 N6112326	English beech
T7	Westoe, Bulls E2717116 N6118815	Umbrella pine
T8	Westoe, Bulls E2717126 N6118756	Norfolk Island pine
T9	Westoe, Bulls E2717135 N6118720	Cedar of Lebanon
T10	Westoe, Bulls E2717118 N6118666	Douglas fir
T11	Westoe, Bulls E2717091 N6118672	Norfolk Island pine
T12	Westoe, Bulls E2717135 N6118496	Redwood
T13	Westoe, Bulls E2717136 N6118503	Redwood
T14	Westoe, Bulls E2717166 N6118542	Dawn redwood
T2	Marion Primary School, Marion E2713067 N6123382 and E2713074 N6123384	Elm
T3	Marion Park, Marion E2712788 N6123929	English oak
T4	Marion Park, Marion E2712724 N6123906	English oak
T5	Marion Park, Marion E2712782 N6123929	English oak
T15	Calico Line, Marion E2716210 N6123360	Messmate
T16	Pukepapa St, Marion E2712207 N6123209	Bunya pine
T17	Aldsworth Rd, Silverhope E2725589 N6134806	English oak
T18	Aldsworth Rd, Silverhope E2725483 N6135145	English oak
T19	Memorial Park, Taihape E2750303 N6166010	Redwood
T20	Recreation Reserve, Taihape	Mixed species treeland

	Adjacent to shearing sheds E2750623 N6165810	
T21	Recreation Reserve, Taihape Between No. 3 field and native bush E2750610 N6165915	Redwood treeland
T22	Recreation Reserve, Taihape Behind the No. 2 field E2750523 N6166039	Redwood belt

Schedule C3A – Historic Heritage

No.	Item	Map no.
H1	Makohine Railway Viaduct <i>Ironworks Road, Ohingaiti</i>	21
H2	Merchiston Station Homestead <i>Putorino Road, Rata</i>	16
H3	Westoe Homestead <i>Kakariki Road, Kakariki</i>	7
H4	Merchiston Station Homestead Fountain <i>Putorino Road, Rata</i>	16
H5	Overton Homestead <i>State Highway 1, Marton</i>	11
H6	Wheriko Church (Anglican) <i>Parewanui Road, Parewanui</i>	3
H7	Marton Courthouse (Former) <i>23 High Street, Marton</i>	82
H8	St Margaret's Church <i>47 Huia Street, Taihape</i>	112
H9	House <i>15A Daniell Street, Bulls</i>	71
H10	Lancewood <i>170 High Street, Bulls</i>	73
H11	Lethenty <i>25 Daniel Street, Bulls</i>	71
H12	Lethenty Water Tower <i>25 Daniel Street, Bulls</i>	71
H13	Bulls Public Library <i>High Street, Bulls</i>	74
H14	Rangiatea <i>Greatford Road, Bulls</i>	7
H15	Rangiatea Stables <i>Greatford Road, Bulls</i>	4, 7
H16	St Andrews Anglican Church <i>198 Bridge Street, Bulls</i>	71
H17	St Martins Church <i>Willis Street, Greatford</i>	7
H18	Abraham and Williams Building <i>304-310 Broadway, Marton</i>	82
H19	Advocate Building <i>26-28 High Street, Marton</i>	82

No.	Item	Map no.
H20	Club Hotel <i>cnr High Street and Stewart Street, Marton</i>	82
H21	Cobbler Building <i>cnr 314-318 Broadway and 4-10 High Street, Marton</i>	82
H22	Davenport Brothers' Building <i>310-312 Broadway, Marton</i>	82
H23	Hannan's Marton Hotel <i>255-265 Broadway, Marton</i>	82
H24	Hilton's Buildings <i>286 Broadway, Marton</i>	82
H25	J.J. MacDonald Building <i>256-258 Broadway, Marton</i>	82
H26	Nielson's Engineering Works <i>8 Hammond Street, Marton</i>	82
H27	Commercial Building <i>212 Broadway, Marton</i>	82
H28	St Stephen's Church <i>23-27 Maunder Street, Marton</i>	82
H29	Sash and Door Building <i>296-302 Broadway, Marton</i>	82
H30	Lock-up (Former) <i>107 Bridge Street, Bulls</i>	74
H31	Bulls Courthouse (Former) <i>cnr Bridge Street and Dalziell Street, Bulls</i>	74
H32	Pukehou <i>Scotts Ferry Road, Bulls</i>	
H33	Bank of New Zealand (Former) <i>12-14 High Street, Marton</i>	82
H34	Captain Cook Pioneer Memorial Cottage <i>399-407 Wellington Road, Marton</i>	87
H35	Marton Rest Room <i>27 High Street, Marton</i>	82
H36	Granary (Former) <i>3 High Street, Marton</i>	82
H37	Marton Post Office (Former) <i>249-253 Broadway, Marton</i>	82
H38	Public Trust Office Building <i>20 High Street, Marton</i>	82
H39	Batley Memorial Chapel <i>Wherewhere Road, Moawhango</i>	

No.	Item	Map no.
H40	Huntermville Post Office (Former) <i>10 Bruce Street, Huntermville</i>	107
H41	Maungaraupi Homestead <i>Leedstown Road, Marton</i>	12, 16
H42	Pa <i>Rangitikei</i>	
H43	Gunfighter Pa <i>Rangitikei</i>	54
H44	Redoubt (Ross'/Waitatapia) <i>Rangitikei</i>	
H45	Redoubt (Willis) <i>Rangitikei</i>	
H46	Te Awamate (Swamp Pa) <i>Forest Road, Parewanui</i>	
H47	Huntermville Masonic Lodge (Rangitira Lodge) <i>Bruce Street, Huntermville</i>	
H48	Scott's Ferry Site <i>Parewanui Road, Port of Rangitikei, Parewanui</i>	1
H49	Taihape Majestic Theatre <i>Tui Street, Taihape</i>	112
H50	Springvale Suspension Bridge (Erewhon Bridge) <i>Napier-Taihape Road, Taihape</i>	53
H51	Memorial to Bess <i>Forest Road, Bulls</i>	
H52	St Mary's Church <i>53 Huia Street, Taihape</i>	112
H53	Flock House Homestead and McKelvie Flagpole <i>Parewanui Road, Parewanui</i>	1
H54	Marton Park Historic Area <i>Follett Street, Marton</i>	82
H55	Parewanui Presbyterian Cemetery <i>Dalrymple Road, Bulls</i>	
H56	McManaway's Pataka and Waka <i>Te Houhou Road, McManaway's Farm, Rata</i>	
H57	Te Aputa Pa <i>Near Mangakukeke Road and Upper Kawhatau Road</i>	
H58	Brandon Hall Homestead <i>Brandon Hall Road, RD 1, Bulls</i>	
H59	Arahina Historic Area (former Girl Guide Centre) <i>457-459 Wellington Road, Marton</i>	92

No.	Item	Map no.
H60	Korihirau Pa and Omanono Pa (Rihirau) <i>Otara Road, Ohingaiti</i>	
H61	North Island Main Trunk (NIMT) Historic Area <i>Makohine Viaduct to Taumarunui Railway Station, North Island Main Trunk, Makohine; Taumarunui</i>	21, 22, 29, 35, 40, 41, 46, 47, 109, 111, 112, 114, 120, 121, 122

Note: The sites in Schedule C3A identify general values only. The [NZHPT Heritage New Zealand](#) registration report and/or NZAA site record contain these specific values and delineated area for which protection is sought.

Schedule 3C3B – Heritage Values

The building listed in Schedule C3B, due to their being of a similar period, scale, height, style and use of materials, collectively provide a homogenous built form to the town, and in combination provide the architectural character of Marton’s Heritage Precinct.

Information presented in Schedule C3B is derived from a 2014 heritage value assessment and evaluation exercise undertaken by Ian Bowman, architect and conservator, of statutorily recognised buildings within Marton’s town centre. This exercise was based upon research supplied by Heritage New Zealand and Rangitikei District Council into the physical and social history of each building and an outline description of the buildings, and visual inspections of each building’s exterior (usually limited to just the street facade). As such, the architectural values of the remainder of the buildings (e.g. roof, sides, and interior) were not assessed or evaluated. Rangitikei District Council holds individual reports on each of the 16 buildings listed.

<u>No.</u>	<u>Building Name and Address</u>	<u>HNZ Listing</u>	<u>Significance</u>	<u>Physical Values</u>	<u>Historic & Cultural Values</u>
H7	<u>Former Court House 23 High Street</u>	<u>Category 1</u>	<u>High national significance</u>	<ul style="list-style-type: none"> ● <u>Rare example of small building in the Edwardian Baroque style</u> ● <u>Physical elements:</u> <ul style="list-style-type: none"> ○ <u>brickwork elevations</u> ○ <u>facade –cement rendered decorative elements including pediment, cornice, balled finials, pilasters, window architraves, sill course, swags</u> 	<u>Distinctive Marton building with unique architectural styling.</u> <u>Rare example of small building in the Edwardian Baroque style.</u>

				<ul style="list-style-type: none"> ○ timber door and window joinery ○ chimneys ○ rear elevation ○ roof 	Example of government architect John Campbell's work.
H18	Abraham and Williams 304-310 Broadway	Category 2	Moderate local significance	<ul style="list-style-type: none"> ● Physical elements: <ul style="list-style-type: none"> ○ exposed brickwork piers, walls, parapet ○ rendered parapet, cornices, pediments, window heads jambs, sills and architraves, scroll brackets, shield decorative elements ○ timber joinery and flagpole ○ veranda and supports 	Example of local architect WT Higgin's work.
H19	Advocate building 26-28 High Street	Category 2	Moderate local significance	<ul style="list-style-type: none"> ● Physical elements: <ul style="list-style-type: none"> ○ brickwork to elevations and entry ○ rendered window and door heads ○ timber double hung sash window metal downpipes ○ rendered entry steps ○ "Advocate" sign over the entry metal vents to the base ○ Rear elevation ○ roof 	The last remaining building associated with the Rangitikei Manawatu region's earliest newspaper.
H20	Club Hotel 17 High Street	Category 2	Moderate local significance	<ul style="list-style-type: none"> ● Good example of Edwardian Free Classical style ● Physical elements: <ul style="list-style-type: none"> ○ brickwork to elevations ○ rendered base, window and door heads and sills, other original decorative elements of cornice, parapet copings, finials, quoins, keystones, swag, lettering, cartouche ○ timber fixed and opening double hung sash window ○ timber panelled doors ○ rendered chimneys and pots ○ rendered entry steps ● metal vents to the base ● rear elevation ● roof 	Good example of Edwardian Free Classical style Prominent landmark due to location, scale and form.
H21	Cobbler Building	Category 2	High regional significance	<ul style="list-style-type: none"> ● Archetypal example of Edwardian Free style ● Physical elements: <ul style="list-style-type: none"> ○ brickwork 	Excellent example of local architect Robin Hood's work

	314-318 Broadway			<ul style="list-style-type: none"> ○ rough cast cement render ○ tiled roundels ○ tiled shopfronts ○ timber window and door joinery ○ stained glass ○ timber framed veranda with metal supports ○ pressed metal ceilings over shop entries ● concrete and brick chimneys ● rear elevation ● roof ● toilet block 	<p>Archetypal example of Edwardian Free style</p> <p>Significant landmark due to location, scale and form.</p>
H22	Davenport building 312 Broadway	Category 2	Moderate local significance	<ul style="list-style-type: none"> ● Physical elements: <ul style="list-style-type: none"> ○ rendered brickwork to elevations with balustrading, pediment, window architraves, cornice, end brackets, pilasters, sill course ● timber double hung sash window ● roof ● rear elevation 	Primary contributor to the archaeological character of Marton.
H23	Hannan's Marton Hotel 255-256 Broadway	Category 2	Moderate local significance	<ul style="list-style-type: none"> ● Physical elements: <ul style="list-style-type: none"> ○ rendered concrete with decorative elements ○ steel window joinery ○ timber window and door joinery ○ balconies with steel balustrading ● brick chimneys ● Roof ● Rear elevation 	Significant landmark due to location, scale and form
H24	Hilton's Building 286 Broadway	Category 2	Moderate local significance	<ul style="list-style-type: none"> ● Physical elements: <ul style="list-style-type: none"> ○ brickwork to elevations ○ rendered parapet and pediment details, cornice, shield with "1902", window architraves and sill course and door heads and sills, other original decorative elements of cornice, parapet copings, finials, quoins, keystones, swag, lettering, cartouche ○ timber double hung sash window ○ timber shopfront 	Primary contributor to the archaeological character of Marton.

				<ul style="list-style-type: none"> ○ veranda with wrought iron decoration 	
H25	JJ McDonald building 256-258 Broadway	Category 2	Moderate local significance	<ul style="list-style-type: none"> ● Physical elements: <ul style="list-style-type: none"> ○ cement rendered brickwork ○ rendered parapet and pediment details, cornice, lettering with "Merchant J J McDonald Tailor and Habit-Maker", window architraves and sill course, pilasters, cornice, string courses and other original decorative elements ○ timber double hung sash window ○ tiled and timber shopfronts ○ steel windows above the veranda ○ veranda ○ rear elevation ○ roof 	Prominent landmark due to location, scale and form.
H27	Rangitikei Floriste 212 Broadway	Category 2	Moderate local significance	<ul style="list-style-type: none"> ● Physical elements: <ul style="list-style-type: none"> ○ street and side elevation comprising timber rusticated weatherboard exterior with timber detailing ○ timber parapet and cornice ○ timber joinery and shopfront ○ veranda ○ chimney ○ rear elevation ○ roof 	One of few non-masonry commercial buildings in Marton. Example of several buildings in Marton constructed by Zajonskowski Brothers.
H29	Sash and Door Company 296-302 Broadway	Category 2	Moderate local significance	<ul style="list-style-type: none"> ● Physical elements: <ul style="list-style-type: none"> ○ exposed brickwork piers, walls, parapet ○ rendered parapet, cornice, pediment, pilaster capitals, central window keystone, "Sash and Door Buildings" and "Estd. 1907" ○ timber joinery ○ above veranda windows ○ veranda and supports ○ rear elevation ○ roof 	Example of several buildings in Marton constructed by Zajonskowski Brothers.
H33	Former BNZ	Category 2	High local significance	<ul style="list-style-type: none"> ● Well-executed example of the Edwardian Italianate Palazzo style ● Physical elements: 	Well-executed example of the

	12-14 High Street			<ul style="list-style-type: none"> ○ rendered plain and decorative walls ○ timber doors and toplight ○ timber fixed, casement and double hung sash windows ○ chimney pots ○ metal wall vents ○ rear elevation ○ roof 	Edwardian Italianate Palazzo Example of local architect Joshua Charlesworth's work.
H35	Plunket and Ladies' Restroom 27 High Street	Category 2	Moderate local significance	<ul style="list-style-type: none"> ● Physical elements: <ul style="list-style-type: none"> ○ rough-cast render ○ timber window and door joinery ○ brick columns Marseille tile roofing ○ exposed rafter ends ○ subfloor vents ○ copper guttering and downpipes ● "Marton Rest Room" sign ● Rear elevation 	One of only 2 listed Plunket and women's restroom buildings in New Zealand Building opened by Sir Truby King (founder of New Zealand Plunket Society). Still used as a public restroom
H36	Former Granary 3 High Street	Category 2	High local significance	<ul style="list-style-type: none"> ● Physical elements: <ul style="list-style-type: none"> ○ weatherboards ○ bargeboards ● first floor timber joinery and panelled ground floor doors roof ● rear elevation 	Earliest surviving building in central Marton Associated with early dignitary and businessman William Tennant
H37	Former Post Office 249-253 Broadway	Category 2	High regional significance	<ul style="list-style-type: none"> ● Excellent example of New Zealand-influenced Stripped Classical style ● Physical elements: <ul style="list-style-type: none"> ○ rendered concrete with decorative columns ○ steel window joinery ○ signage ○ clock ○ balcony with steel balustrading ● metal spandrel panels with circular motif 	Excellent example of New Zealand influenced Stripped Classical style, Significant landmark due to location, scale and form.
H38	Former Public Trust	Category 2	Moderate local significance	<ul style="list-style-type: none"> ● Excellent example of the Inter-War Beaux Art style ● Physical elements: <ul style="list-style-type: none"> ○ rendered elevations and detailing timber joinery 	One of only 5 listed Public Trust buildings in New Zealand

	<u>20 High Street</u>			<ul style="list-style-type: none"> ○ <u>timber panelled doors</u> ○ <u>rendered chimneys and pots</u> <u>Marseille tile roofing</u> ● <u>metal vents to the base</u> 	<p><u>Excellent example of the Inter-War Beaux Art style</u></p> <p><u>Example of national architects Akins and Mitchell's work.</u></p>
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Schedule C4 – Outstanding Landscapes and Natural Features

Assessment Factors

Assessment Factor	Scope
(a) Natural science factors	<p>These factors relate to the geological, ecological, topographical and natural process components of the natural feature or landscape:</p> <p>Representative: the combination of natural components that form the feature or landscape strongly typifies the character of an area.</p> <p>Research and education: all or parts of the feature or landscape are important for natural science research and education.</p> <p>Rarity: the feature or landscape is unique or rare within the district or Region, and few comparable examples exist.</p> <p>Ecosystem functioning: the presence of healthy ecosystems is clearly evident in the feature or landscape.</p>
(b) Aesthetic values	<p>The aesthetic values of a feature or landscape may be associated with:</p> <p>Coherence: the patterns of land[^] cover and land[^] use are largely in harmony with the underlying natural pattern of landform and there are no, or few, discordant elements of land[^] cover or land[^] use.</p> <p>Vividness: the feature or landscape is visually striking, widely recognised within the local and wider community, and may be regarded as iconic.</p> <p>Naturalness: the feature or landscape appears largely unmodified by human activity and the patterns of landform and land[^] cover are an expression of natural processes and intact healthy ecosystems.</p> <p>(iv) Memorability: the natural feature or landscape makes such an impact on the senses that it becomes unforgettable.</p>

Assessment Factor	Scope
(c) Expressiveness (legibility)	The feature or landscape clearly shows the formative natural processes or historic influences that led to its existing character.
(d) Transient values	The consistent and noticeable occurrence of transient natural events, such as daily or seasonal changes in weather, vegetation or wildlife movement, contributes to the character of the feature or landscape.
(e) Shared and recognised values	The feature or landscape is widely known and is highly valued for its contribution to local identity within its immediate and wider community.
(f) Cultural and spiritual values for tangata whenua [^]	Māori values inherent in the feature or landscape add to the feature or landscape being recognised as a special place.
(g) Historical associations	Knowledge of historic events that occurred in and around the feature or landscape is widely held and substantially influences and adds to the value the community attaches to the natural feature or landscape.

Outstanding Natural Landscapes and Features

Area	Name	Type
1	Rangitikei Highlands	Outstanding Natural Landscape
2	Ngamatea East Swamp	Outstanding Natural Landscape
3	Rangitikei Foredunes	Outstanding Natural Landscape
4	Reporoa Bog & Makirikiri Tarns	Outstanding Natural Landscape
5	Aorangi	Outstanding Natural Landscape and Feature
6	Lower Moawhango River	Outstanding Natural Feature
7	Rangitikei Narrows and Gorges	Outstanding Natural Feature
8	Raketapauma Wetland (Irirangi Swamp)	Outstanding Natural Feature

Area 1	Rangitikei Highlands	
Location:	NZ Topo 50 Map BJ36	
Description:	The northern and eastern parts of the Rangitikei District, the southeastern forested Kaimanawa Mountains and foothills, and the northwestern part of the Ruahine Ranges as far south as the Makirikiri Tarns.	
ONL/ONF/Amenity:	Outstanding Natural Landscape	
Natural Science	Geological/Geomorphological	Part of the sequence of axial ranges that are a significant geological feature of the North Island, running from Wellington to East Cape. Composed of uplifted greywacke, with infilled valleys consisting of ignimbrite and andestic layers from the Taupo volcanic eruption, as well as sedimentary marine deposits on lower slopes and plateaux. Oldest geological elements in the district, possibly in New Zealand. Some significant geological features such as 'The Hermitage' cuesta escarpment and open drainage channels of the upper Rangitikei River.
	Biological/Ecological	Significant stretches of indigenous flora and fauna habitats, including alpine, subalpine and tussock vegetation. Beech and podocarp forests cover much of the mountainland, and tussock grassland and subalpine vegetation dominate valleys and highlands.
	Hydrological	Important water catchment for major rivers, including the Rangitikei and Moawhango.
Perceptual	Memorability	Highly memorable landscape that forms a key part of the identity of the North Island of New Zealand. Kaimanawa Mountains important as backdrop to the World Heritage Area. Hermitage feature a distinct and recognisable escarpment landform.
	Legibility/Expressiveness	Very expressive of the tectonic uplift that has created the North Island, and of the erosion processes of river and drainage systems.
	Transient	Higher mountains often covered by snow in winter months. Ranges have a defining effect on the weather of the North Island.
	Aesthetic	High aesthetic value due to the complexity of landforms, geological patterns, indigenous vegetation cover and unmodified landscape.

	Naturalness	Significant tracts of unmodified natural vegetation cover, plus other areas of regenerating indigenous forest and tussock. Few building structures. Sense of wilderness and isolation.
Associational	Historical	Several historical sites and trading/walking routes throughout area. Pockets of early European migration and settlement throughout area. Traversed by William Colenso, and some flurry of activity when gold rumoured to be found in late 1860s.

	Tangata Whenua	Several significant archaeological sites of importance to local iwi. Mountain ranges and river headlands have high cultural significance as ancestral lands.
	Shared/Recognised	North Island's central axial ranges are recognised by many New Zealanders as a defining landform. Kaimanawa Mountains widely known as backdrop to Central Plateau and as an important recreational destination. Identified and protected in the RPS and Conservation Management Strategy.
	Recreational	Forest parks are used extensively by trampers, hunters and eco-tourists, and include a number of mapped trails and huts.
Summary of Key Values	Very high natural character due to the extensiveness of large scale natural landforms, covering of significant indigenous vegetation, feeling of isolation, wilderness, and lack of human occupation or modification. Important recreational area. Highly memorable for its naturalness, expressiveness and expansiveness. It contributes to the identity and sense of place of the District.	

Area 2	Ngamatea East Swamp	
Location:	NZ Topo 50 Map BJ36	
Description:	Ngamatea East Swamp is an extensive unmodified swamp with strong north-south drainage patterns. The extensive indigenous vegetation assists with the area's function as a water catchment, feeding upper stream tributaries.	
ONL/ONF/Amenity:	Outstanding Natural Landscape	
Natural Science	Geological/Geomorphological	Extensive upland plateau which forms part of the oldest geological formations of the North Island.
	Biological/Ecological	Significant open country biodiversity of flora including several species recognised by DoC and unknown elsewhere in the North Island. Habitat for banded dotterel, blue duck and fernbird species.
	Hydrological	Unmodified wetland area with natural drainage patterns and waterways.
Perceptual	Memorability	Highly memorable landscape due to simplicity, extensiveness (scale), naturalness and openness.
	Legibility/Expressiveness	An expressive landscape demonstrating its origin as an upland plateau water catchment, with drainage processes highly legible.
	Transient	Climatic values. Wind and snow in winter months.
	Aesthetic	Open vast wetland landscape with expansive sky, surrounded by majestic bold landforms of ranges and mountains.
	Naturalness	Largely unmodified natural wetland landscape resulting in high natural character.
Associational	Historical	Some historical activity in places, although largely unmodified landscape.
	Tangata Whenua	Highly valued by Maori for the cleansing provided by the water catchment, storage and drainage processes, and as a possible food source. Spiritual essence derived from being a headwater system to the Rangitikei River.
	Shared/Recognised	Natural character values recognised by Maori landowners and local iwi. DoC and RPS seek to protect clearance and promote eco-tourism.
	Recreational	Some hunting.

Summary of Key Values	Very high in natural character as a result of its significant ecological value, expansive open landscape, expressive wetland drainage and vegetation patterns. Highly valued by Maori.
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Area 3	Rangitikei Foredunes	
Location:	Whangaehu River and Rangitikei River	
Description:	Coastal foredunes	
ONL/ONF/Amenity:	Outstanding Natural Landscape	
Natural Science	Geological/Geomorphological	Active coastal dune system.
	Biological/Ecological	Modified vegetation, covering dunes between high water mark and pine plantations.
	Hydrological	Coastal lagoons, which contribute to function of the coastal processes where rivers meet the sea.
Perceptual	Memorability	Memorable for extensive unbuilt coastal foredune system.
	Legibility/Expressiveness	Clearly expressive of coastal dune processes.
	Transient	Climatic conditions of wind, coastal birds.
	Aesthetic	High aesthetic value due to linear extent of unbuilt coastal frontage.
	Naturalness	Generally high naturalness, but with some areas of modification due to tracks and non-native vegetation. Naturalness also influenced by proximity of settlements and pine plantations to the beach.
Associational	Historical	Unknown
	Tangata Whenua	Foredunes are part of the wider coastal dune system (discussed in Area 19), which was highly significant to Maori. The foredunes themselves are of less direct value, but are essential in allowing the beach to breath and the inland area to function as a healthy dune and wetland coastal system.
	Shared/Recognised	Dunes recognised for the importance they play in coastal processes.
	Recreational	Foredunes accessed from coastal settlements.
Summary of Key Values	Vital contribution to healthy functioning of coastal processes and erosion control. High aesthetic values of naturalness resulting from extensive unbuilt coastal strip. Cultural associational values of spiritual wellbeing and kaitiakitanga for Maori.	

Area 4	Reporoa Bog & Makirikiri Tarns	
Location:	NZ Topo 50 Map BK36	
Description:	Upland wetland and tarn features which form the headwater catchment of the Reporoa and Pokopoko Streams (draining into the Rangitikei River).	
ONL/ONF/Amenity:	Outstanding Natural Landscape	
Natural Science	Geological/Geomorphological	Geological evidence of Taupo and Tongariro eruptions in the soil makeup. Part of the flatter upland plateaux systems.
	Biological/Ecological	Significant wetland and ephemeral wetlands containing rare indigenous flora and fauna species, with pockets of indigenous forest remnants. Includes some flora species that are found only in this site or region. Described by DoC as having extremely high botanical value.
	Hydrological	Important upland water catchment and wetland with an important role in maintaining/enhancing water quality. Has a complex network of drainage systems.
Perceptual	Memorability	Highly memorable landscape due to open and expansive flat topography and significant natural character.
	Legibility/Expressiveness	An expressive landscape demonstrating its origin as an upland plateau water catchment, with highly legible drainage processes.
	Transient	Climatic conditions. Snow in colder months.
	Aesthetic	Open expansive wetland landscape bounded by majestic bold landforms of ranges and mountains.
	Naturalness	Largely unmodified natural landscape with high degree of isolation and wilderness.
Associational	Historical	Unknown.
	Tangata Whenua	Unknown, although likely to be site of ancestral food source.

	Shared/Recognised	Mapped and described by DoC as an important upland wetland system with unique indigenous values.
	Recreational	Not readily accessible.
Summary of Key Values	Very high in natural character as a result of its significant ecological value, expansive open landscape, and expressive wetland drainage patterns.	

Area 5	Aorangi	
Location:	NZ Topo 50 Map BK36	
Description:	A significant area of unmodified indigenous vegetation, enclosing the prominent peak of Aorangi and including part of the Ruahine Forest Park in the Ruahine Ranges.	
ONL/ONF/Amenity:	Outstanding Natural Landscape and Feature	
Natural Science	Geological/Geomorphological	Folded landscape with patchwork of deeply incised drainage catchments. Ruahine Ranges are part of the sequence of axial ranges that form a significant geological feature of the North Island, running from Wellington to East Cape. Oldest geological elements in the district. Aorangi is a visually prominent and uneroded 'tabletop' landform.
	Biological/Ecological	Significant stretches of indigenous flora and fauna habitat, including podocarp, alpine beech forest, and subalpine tussock. Important kiwi and titi habitat.
	Hydrological	Important catchment for the Rangitikei, Whakaurekou and Kawhatau Rivers. Indigenous forest cover helps to protect from flooding and protects water quality.
Perceptual	Memorability	Aorangi is a highly memorable landform feature due to its prominence, unusual 'tabletop' topography, and proximity to a large viewing catchment. Surrounding area also has high memorability as a large expanse of indigenous vegetation covering bold scale landforms leading to the high elevations of the Ruahine Ranges.
	Legibility/Expressiveness	Ranges very expressive of tectonic uplift. Includes a number of very expressive cuesta-type landform features such as Aorangi. Steep river and drainage valleys display natural erosion processes.
	Transient	Higher mountain ranges covered by snow in winter months. Ranges have a defining effect on the weather, which can change quickly. Some microclimatic effects caused by Aorangi and other foothills such as Mokai Patea and Hikurangi Ranges.
	Aesthetic	Aorangi has a unique and visually distinctive 'tabletop' shape with exposed rocky escarpments. Combined with subalpine vegetation this feature stands out as a dramatic contrast to the surrounding dark indigenous forest. Natural character of the whole landscape gives rise to significant aesthetic value.

	Naturalness	Extensively covered in unmodified indigenous vegetation with very high natural character, isolation and wilderness.
Associational	Historical	Several historic sites and trading/walking routes throughout, including many mapped out by early settlers and explorers (including William Colenso). Pockets of early European migration and settlement, although now largely devoid of human habitation.

	Tangata Whenua	Significant value to Tangata Whenua as ancestral land, with the feature of Aorangi itself (the place of the guardian, Pohokura, the sacred lizard) still in Maori ownership. Headwaters to rivers have significant ancestral value.
	Shared/Recognised	Identified and protected in the RPS and One Plan. The prominence and memorability of Aorangi causes this feature to form a key part of the identity of the district.
	Recreational	Tramping and eco-tourism provided by Maori land owners. Some rafting/canoeing in river headwaters.
Summary of Key Values	Very high natural character due to the extensiveness of large scale landforms, covering of significant indigenous vegetation, feeling of isolation, wilderness, and lack of human modification. Significant cultural and historical value. Important recreational area. Highly memorable landform features, such as Aorangi, contribute to the identity and sense of place of the District.	

Area 6	Lower Moawhango River	
Location:	NZ Topo 50 Map BK35	
Description:	Moawhango River from downstream of Pungatawa to Rangitikei River. Deeply incised river valley that contrasts with the flatter surrounding topography. Exposed rock and limestone outcrops and some remnant indigenous riparian vegetation.	
ONL/ONF/Amenity:	Outstanding Natural Feature	
Natural Science	Geological/Geomorphologic	Deeply incised channel created by erosion processes - in some places deep narrow gorges and in others wider scallops.
	Biological/Ecological	Some remnant or regenerating indigenous riparian vegetation, although some evidence of grazing and presence of exotic flora species.
	Hydrological	Important tributary into the Rangitikei River with high water quality and quantity. Water flow significantly reduced since construction of the Tongariro hydro energy scheme.
Perceptual	Memorability	Highly memorable landscape feature due to the expressive incisions caused by the river. A distinctive feature that adds to the identity of the District.
	Legibility/Expressiveness	Highly expressive of the formative erosion processes cutting through the soft marine sedimentary deposits.
	Transient	Little transient value. Deep gorges likely to have some impact on microclimatic conditions, such as creation of mist on colder mornings.
	Aesthetic	High aesthetic value derived from the expressiveness and power of erosion. Visible rocky outcrops and bluffs add further interest.
	Naturalness	High natural character as a result of the geological process and extent of regenerating (if slightly degraded) vegetation cover. Contrasts with the more structured pastoral landscape the river also transverses.
Associational	Historical	Waters from Lake Moawhango used for hydro energy generation in the Tongariro power scheme, resulting in significantly lowered flow rates through this gorge.
	Tangata Whenua	The Moawhango River has significant cultural value to Maori for its life-giving properties and connection to ancestry. Important access route for early Maori.

	Shared/Recognised	Moawhango River is an important landmark for local people, providing identity and sense of place. Mentioned throughout District-wide marketing literature.
	Recreational	Fishing.
Summary of Key Values	High aesthetic value due to legibility of geological processes. Highly memorable due to scale of incision, integrity of valley sides, and their contrast with surrounding landscape. The difference between the Outstanding Landscape of the Lower Moawhango and the Amenity landscape of the Mid Moawhango is that the latter has shallower and less dramatic gorges and more exotic riparian vegetation.	

Area 7	Rangitikei Narrows and Gorges	
Location:	NZ Topo 50 Map BK35, BK36	
Description:	Rangitikei River from The Narrows to downstream of Mangaweka. Very steeply sided, incised, meandering river valley and gorges with significant tracts of remnant indigenous riparian vegetation and exposed rocky outcrops.	
ONL/ONF/Amenity:	Outstanding Natural Feature	
Natural Science	Geological/Geomorphological	Deeply incised river valley with very steep-sided faces, sometimes with exposed rock outcrops or limestone bluffs. Demonstrative of river erosion processes through soft marine sedimentary layers.
	Biological/Ecological	Indigenous riparian vegetation enhances ecological value and river water quality.
	Hydrological	Water in the river and from stream tributaries has significant quality and quantity values, particularly on uses downstream. National water conservation order under current DP.
Perceptual	Memorability	Highly memorable feature due to dramatic scale and steepness of landform incision rising from the watercourse - more dramatic than surrounding folded landforms due to the presence of a significant waterway. Riparian flora adds to memorability as being an extension of the Aorangi ONL and a contrast to the modified pastoral landscape.
	Legibility/Expressiveness	Very expressive of erosion formation processes.
	Transient	Deep gorges likely to have some impact on microclimatic conditions, such as creation of mist on colder mornings.
	Aesthetic	Very high aesthetic values as a result of the scale and depth of incision, a dramatic and awe-inspiring landscape feature, with a meandering pattern of gullies that contrast with the pastoral landscape.
	Naturalness	Very high degree of natural character as a result of scale of geological processes and presence of indigenous riparian vegetation. Lack of building structures.
Associational	Historical	Unknown

	Tangata Whenua	The Rangitikei River has significant cultural value to Maori for its life-giving properties and connections to ancestry. Important access route for early Maori.
	Shared/Recognised	The gorge parts of the Rangitikei River are widely recognised by local people and form a key part of the identity of the central Rangitikei Region. Widely recognised for its white-water rafting opportunities. Many photographs available online.
	Recreational	Rafting, canoeing, bungy, gravity canyon. Trout fishing.
Summary of Key Values	Very high natural character values due to legibility of geological processes. Dramatic, awe-inspiring and highly memorable due to scale of incision, integrity of valley sides, and their contrast with surrounding landscape. Ecological and water quality values contributed to by existence of indigenous riparian vegetation.	

Area 8	Raketapauma Wetland (Irirangi Swamp)	
Location:	NZ Topo 50 Map BK35 & BK34	
Description:	The Raketapauma Wetland (Irirangi Swamp) is part of an extensive wetland system which is set partly in native tussockland against rolling hills of pasture and scattered pine plantations. The wetland is an example of a “drowned landscape” formed by the extensive peat bogs that have infilled and surrounded former hilltops.	
ONL/ONF	Outstanding Natural Feature	
Natural Science	Geological/Geomorphological	Volcanic debris followed by peat has infilled this area of hill country which has resulted in a flattened topography.
	Biological/Ecological	Regionally threatened flora (the swamp hood orchid, the unnamed <i>Prasophyllum</i> orchid also known as the scented orchid) and the regionally threatened North Island fernbird.
	Hydrological	Largely unmodified wetland area with natural drainage patterns and waterways.
Perceptual	Memorability	Highly memorable landscape due to simplicity, extensiveness (scale), naturalness and openness.
	Legibility/Expressiveness	An expressive landscape demonstrating its origin as an upland plateau water catchment with drainage processes highly legible.

	Transient	Climactic values. Wind and occasional snow in winter months.
	Aesthetic	Open wetland landscape with expansive low growing vegetation cover and simple form.
	Naturalness	Largely unmodified natural wetland landscape resulting in high natural character.
Associational	Historical	Some historical activity in adjacent settlement areas
	Tangata Whenua	Proximity to Raketapauma Pa. Highly valued by Maori as a food and material resource.
	Shared/Recognised	Natural character values recognised by DoC and preserved by land owners.
	Recreational	Unknown.
Summary of Key Values	High in natural character as a result of its significant ecological value, expansive open landscape, expressive wetland and vegetation patterns. Valued by Maori.	

Schedule C5 – Designations

Rangitikei District Council

No.	Item	Designation Purpose	Location	Legal Description	Map no.
n/a	All local roads within the Rangitikei District	Roading Purposes	n/a	n/a	All maps containing local roads.
D97	Bulls Cemetery	Cemetery Purposes	Watson Street, Bulls	Pt Blk III Cemetery Res Rangitoto SD	75
D11	Ratana Cemetery	Cemetery Purposes	Ratana Road, Ratana	Gaz 85-4922 Pt Waipu 4B1B1 Blk XIV Ikitara SD	9
D30	Mount View Cemetery	Cemetery Purposes	State Highway 1, Marton	Pt Lot 1 Blk XIII DP 75 & Lot 1 DP 8898 Blk XVI Whangaehu SD	11
D64	Huntermville Cemetery	Cemetery Purposes	Murimotu Road, Huntermville	Otairi 3 Subdn 2A Blk III Ongo SD	21
D69	Ohingaiti Cemetery	Cemetery Purposes	State Highway 1, Ohingaiti	Lot 1 DP 4359, Pt Pauerawera No. 2 Blk pt DP 5302	21
D78	Mangaweka Cemetery	Cemetery Purposes	Mangarere Road, Mangaweka	Sec 27 Mangaweka Village Settlement	29
D131	Taihape Cemetery	Cemetery Purposes	State Highway 1, Taihape	Lots 25-31 DP 3825 Sec 66 Blk XIV Ohinewairua SD	114
D140	Mataroa Cemetery	Cemetery Purposes	Mataroa Road, Mataroa	Sec 27 Mataroa Suburban Blk IX Ohinewairua SD	123
D13	Ratana Waste Transfer Station	Refuse Disposal Purposes	Ratana Road, Ratana	Pt Ruatangata 1C1C2 Blk XIV Ikitara SD	9
D43	Huntermville Waste Transfer Station	Refuse Disposal Purposes	Rangatira Road, Huntermville	All DP 2283 ROW over Pt Sec 28 Blk VI Ongo SD	16

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D139	Mangaweka Waste Transfer Station	Refuse Disposal Purposes	Paparoa Road, Mangaweka	Pt Sec 19 SD 13711 as defined in SO 34149 Mangaweka Village Settlement	121
D130	Taihape Waste Transfer Station	Refuse Disposal Purposes	Located on that part formerly legal road known as Manu Road, containing 1.7820ha, more particularly shown as area V on SO Plan 34831, Manu Road, Taihape.	Not available	114
D101	Bulls Waste Transfer Station	Refuse Disposal Purposes	Watson Street, Bulls.	Pt Lot 4 DP 2248	72
D73	Marton Waste Transfer Station	Refuse Disposal Purposes	70 Kensington Road, Marton.	Lot 1 DP 85401	93, 98
D96	Bulls Pumping Station	Sewage Treatment & Disposal Purposes	Domain Road, Bulls	Pt Sec 484 Blk XI Rangitoto SD	74
D91	Bulls Oxidation Ponds	Sewage Treatment & Disposal Purposes	Ferry Road, Bulls	Pt Sec 488 Pt Lot 1 DP 29445 Sec 494 Blk XI Rangitoto SD Part Section 488 Lot 1 DP 69505 Survey Office Plan 33195	76
D134	Koitiata Oxidation Ponds	Sewage Treatment & Disposal Purposes	Not available	Pt Lot 1 DP 70435 Koitiata SD	117
D8	Ratana Oxidation Ponds	Sewage Treatment & Disposal Purposes	Not available	Gaz 80/3319 Pt Waipu 4A3C Blk XIV Ikitara SD	9

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D6	Crofton Oxidation Ponds	Sewage Treatment & Disposal Purposes	Makirikiri Road, Marton	Lots 1 & 2 DP 33781 Blk III Rangitoto SD	7
D143	Huntermville Oxidation Ponds	Sewage Treatment & Disposal Purposes	State Highway 1, Huntermville	Gaz 78/105 Pt Lot 32 DP 344 Pt Secs 31 & 32 Hapopo Blk ROW VI Ongo SD	108
D147	Mangaweka Waste Water Treatment Plant	Sewage Treatment & Disposal Purposes	Bank St, Mangaweka	Sec 98 Township of Mangaweka	121
D128	Taihape Oxidation Pond	Sewage Treatment & Disposal Purposes	Papakai Road, Taihape	Lot 1 DP 53884 Blk XIV Ohinewairua SD	114, 115
D127	Taihape Pumping Station	Sewage Treatment & Disposal Purposes	Papakai Road, Taihape	That part of the Right Bank Hauptapu River immediately downstream of the Papakai Bridge adjoining Pt Sec 41 Blk XIV Ohinewairua SD	112
D124	Taihape Pumping Station	Sewage Treatment & Disposal Purposes	Kakapo Place, Taihape	Rway No 43946 LP 2324 SO 34831 Near Taihape Station	110
D129 old	Taihape Pumping Station	Sewage Treatment & Disposal Purposes	Behind Community Baths	Pt Blk IX Town of Taihape	114
Secondary to the designation of the Minister of Education D126 – Taihape Area School					
D129 new	Taihape Pumping Station	Sewage Treatment & Disposal Purposes	28 Huia St, Taihape	SECS 1 2 BLK X SUBN SECS 43 44 97 98 99 PT SEC 42	112

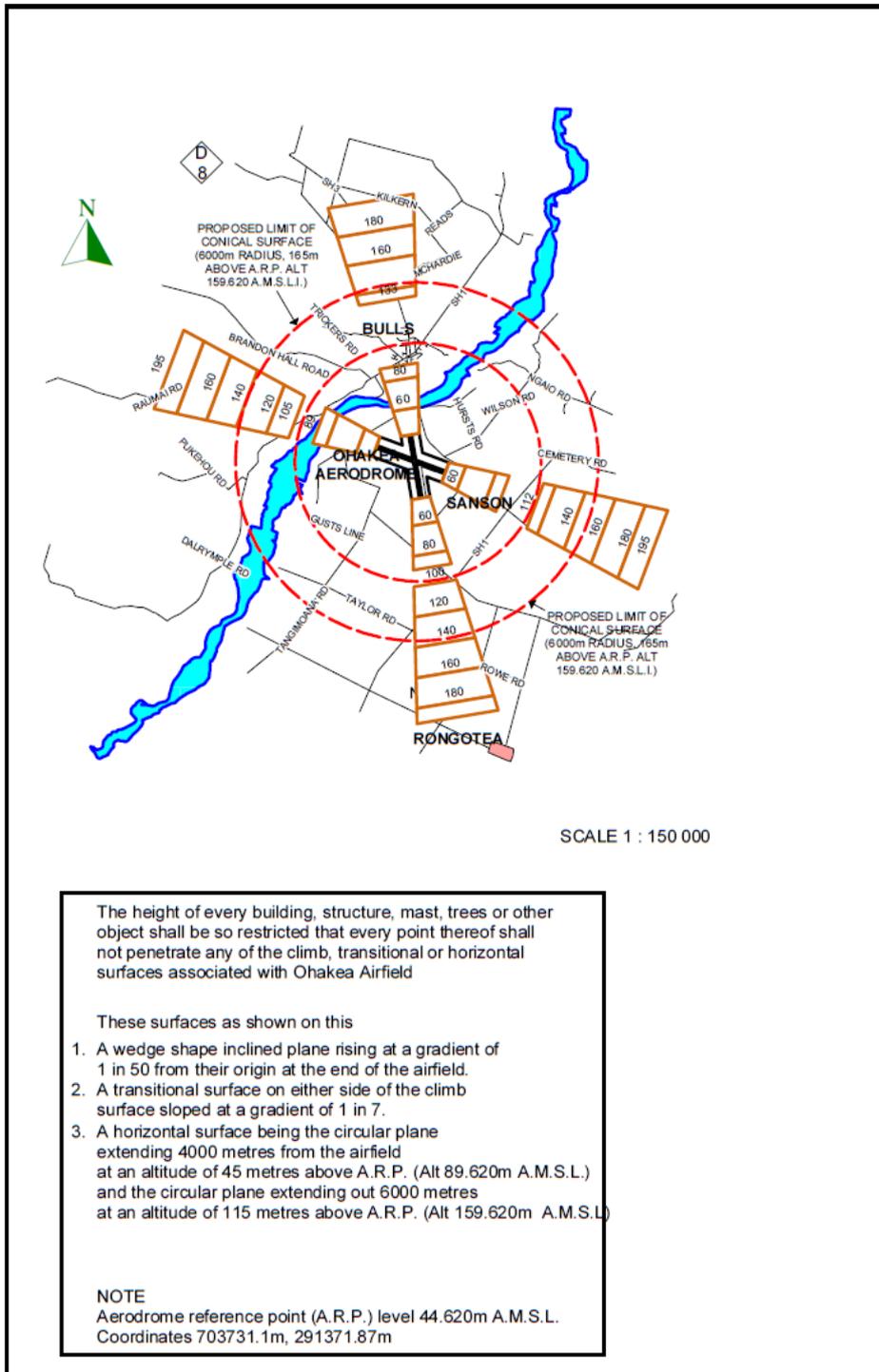
No.	Item	Designation Purpose	Location	Legal Description	Map no.
D98	Bulls Reservoir	Water Supply Purposes	Trickers Road, Bulls	Sec 411 Blk XI Rangitoto SD	70
D94	Bulls Water Tower	Water Supply Purposes	Taumihi Street, Bulls	Lot 145 HDPN 43345	74
D92	Bulls Treatment Plant and Bores	Water Supply Purposes	Bridge Street, Bulls	Sec 6 SO 31107 Blk XI Rangitoto SD	77
D12	Ratana Reservoir	Water Supply Purposes	Ratana Road, Ratana,	Gaz 73-1777 Pts Waipu 2A1B 2B4 29 Blk XIV Ikitara SD	9
D137	Ratana Treatment Plant	Water Supply Purposes	Kiatere Street, Ratana	Pt BLK 29 Lot 97 WD 4619 Blk XIV Ikitara SD	119
D17	Marton Treatment Station	Water Supply Purposes	Tutaenui Road, Marton	Pt Lot 21 DP 256 Blk XI Whangaehu SD	11
D16	Marton Reservoir B and C Dam	Water Supply Purposes	Tutaenui Road, Marton	Pt Blks LVI, LVII, LVIII, LX, CXCVIII Pt DP 7464; Sec 1 SO 23185	11, 15
D106	Calico Line Bore No. 1	Water Supply Purposes	Calico Line, Marton	Lot 2 DP 41295 Blk XV Whangaehu SD	82
D107	Totara Street Bore No. 2	Water Supply Purposes	Totara Street Car Park	Lot 2 DP 17825	82
D119	Hunterville Reservoir	Water Supply Purposes	Marshall Road, Hunterville	Sec 48 Blk VI Ongo SD	106
D80	Mangaweka Water Treatment Plant and Reservoir	Water Supply Purposes	Reservoir Road, Mangaweka	Secs 47, 115 Blk X Hautapu SD	29
D79	Mangaweka Pump House	Water Supply Purposes	Rangitikei River Mangaweka Domain	Gaz 85-1160 Sec 114 Pt Sec 52 Blk X Hautapu SD	29
D123	Taihape Water Treatment Plant and Reservoir	Water Supply Purposes	Ruru Road, Taihape	Lot 1 DP 19332, Lot 1 DP 51599, Sec 52 Blk X Hautapu SD	109
D44	Mellington Scheme Intake	Water Supply Purposes	Rangatira Road	Pt Sec 37 Blk X Ongo SD	16

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D45	Mellington Scheme Reservoir	Water Supply Purposes	Rangatira Road	Pt Sec 48 Blk X Ongo SD	16
D46	Mellington Scheme Reservoir	Water Supply Purposes	Rangatira Road	Pt Sec 49 Blk X Ongo SD	16
D47	Putorino Scheme Reservoir	Water Supply Purposes	Rangatira Road	Lot 2 DP 6759 Blk X Ongo SD	16
D55	Huntermville Scheme Intake and Pump Station	Water Supply Purposes	Rangitikei River, Cooks Road	Pt Lot 5 DP 450 Blk VII Ongo SD	17
D54	Huntermville Scheme Middle Pump Station	Water Supply Purposes	Cooks Road	Pt Lot 4 DP 450 Blk VII Ongo SD	17
D53	Huntermville Scheme Top Pump Station	Water Supply Purposes	Not available	Pt Lot 4 DP 450 Blk VI Ongo SD	17
D52	Huntermville Scheme Main Reservoir	Water Supply Purposes	Not available	Pt Sec 22 DP 344 Blk VI Ongo SD	17
D84	Omatane Scheme Intake	Water Supply Purposes	North west of Colenso Trig	Lot 2 of Sec 2 Blk II Ruahine SD	37
D88	Erewhon Scheme Intake	Water Supply Purposes	Reporoa Bog	Pt Awarua 1DB No 2 Blk VII Pukeokahu SD	44
D74	Ratana Treatment Plant and Bore	Water Supply Purposes	Ratana Road, Ratana	part of Lot 1 DP 69288 and part of Lots 1-3 DP 89159	9
D75	Marton Water Reservoir	Water Supply Purposes	537 Tutaenui Road, Marton	Pt Lot 1 DP 11898	11
D115	Marton Bulk Water Supply Point	Water Supply and Sewage Disposal Purposes	14 King Street, Marton	Pt Lot 69, Blk VII Deeds 266	93, 98

Minister of Defence

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D2	Military Training Area	Defence Purposes	Accessed from Sandridge Rd, Bulls	Lot 1 DP 70991, and Crown land and foreshore west of Lot 1 DP 70991 to the District Boundary and within the gazetted Raumai Air Weapons Range.	3
D142	Height Restrictions RNZAF Base, Ohakea	Height Restrictions RNZAF Base, Ohakea	See Ohakea Aerodrome Height Thresholds diagram	Not available	3, 4, 70, 71, 72, 73

Ohakea Aerodrome Height Thresholds



Minister of Education

Education purposes includes: provisions of instruction and/or training and may include such uses as early childhood education services, schools, community education, tertiary education institutions, work skills training centres, outdoor education centres, sport training establishments and out of school care services and includes their ancillary administrative and support facilities (including cultural, recreational, communal or accommodation facilities).

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D100	Bulls Primary School	Education purposes	Wilson St, Bulls	Lot 1 DP 14199 & Pt Blk III Rangitikei District	71
D135	Turakina Primary School	Education purposes	SH3, Turakina	Lots 1, 2, 3, 4, & Pt Lot 5 DP 112493	118
D136	Ratana School	Education purposes	Kiatere St, Ratana	Pt Blk XIV, Ikitara SD	119
D108	Rangitikei College	Education purposes	Bredins Line, Marton	Lots 19 & 20 DP 20280, Pt Blk VIII DP 4409, Rangitikei District	83, 88
D110	Marton Primary School	Education purposes	Hereford St, Marton	Pt Sec 16, Rangitikei Agri. Reserve & Lot 2 DP 6534	87
D111	James Cook School	Education purposes	Mill St, Marton	Pt Lot 4 Blk VI DP 2048	92
D116	Marton Junction School	Education purposes	Alexandra St, Marton	Lots 93, 94, 95, 96, 97 & Pt Lot 188 DP 266 & Lot 155 DP 266	98
D120	Huntermville Primary School	Education purposes	Bruce St, Huntermville	Pt Secs 121, 122, and 123 Town of Huntermville & Lot 1 DP 11856 & Sec 279 Town of Huntermville	106
D138	Mangaweka Primary School	Education purposes	Raumaewa St, Mangaweka	Sect 79, 81 & 106 Town of Mangaweka	121
D126	Taihape Area School	Education Purposes	Huia St, Taihape	Pt Blk IX Town of Taihape	112

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	Secondary designation on this site held by Rangitikei District Council D129 – Taihape Pumping Station				
D141	Mataroa School	Education purposes	Mataroa Rd, Mataroa	Sects 6, 7 & 8 Blk III Mataroa Town, & Pt Sec 18 Mataroa T/S and Sect 51 Mataroa SD	123
D7590	Moawhango Primary School	Education purposes	Napier/Taihape Rd, Moawhango	Pt Awarau 2C13L Blk VII Ohinewairua SD	48
D93	Clifton School	Education purposes	Clifton St, Bulls	Pt Lots 1, 3, 5 & 7 DP 463	73
D10	Whangaehu Primary School	Education purposes	Ruatangata Rd, Whangaehu	Lots 1 & 2 DP 3118	9
D4	South Makirikiri Primary School	Education purposes	South Makirikiri Rd, Makirikiri South	Pt Sec 31 Rangitikei Agri Reserve SO 18554	6
D83	Taoroa Primary School	Education purposes	Pukeokahu Rd, Taoroa	Secs 37A & 38 Blk XVI Ohinewairua SD & SO 15788	36
D89	Rangiwea Primary School	Education purposes	Turakina Valley Rd, Taihape	Sec 13 Blk II Maungakeretu SD	45, 46
D85	Papanui Junction Primary School	Education purposes	Turakina Valley Rd, Papanui Junction	Sec 7A Blk XIV Maungakeretu SD SO 17635	33
D86	Pukeokahu Primary School	Education purposes	Matawhero Rd, RD2, Taihape	Lot 1 DP 1281	43
D132	St Joseph's School	Education Purposes	Rauma Rd, Taihape	Sec 88 Part 89 Blk XIV Ohinewairua SD	114
D149	St Matthew's School	Education Purposes	25 Ross St, Marton	WN 23A/270	87

Minister of Justice

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D109	Marton Courthouse	Courthouse	Cnr Stewart St/Morris St, Marton	Lots 102 & 103, Pt Lots 104 & 105 DP 480	87
D125	Taihape Courthouse	Courthouse	Tui Street, Taihape	Section 7 Blk V Town of Taihape	112

New Zealand Railways Corporation

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D144	North Island Main Trunk Railway Line (NIMT)	Railway Purposes	Through the District from Kakariki bridge to Hihitahi	Not available	7, 11, 12, 16, 17, 21, 22, 29, 35, 40, 41, 46, 80, 93, 94, 98, 105, 107, 108, 109, 111, 112, 113, 114, 120
D145	Marton-New Plymouth Railway Line (MNPL)	Railway Purposes	From Marton Junction through to Ruatangata Rd, Whangaehu	Not available	7, 10, 11, 14, 81, 86, 87, 92, 93.

New Zealand Transport Agency

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D148	State Highway 1	Roading Purposes	Through the District from Bulls Bridge to the intersection with Waiaruhe Rd, Iirangi	Not available	4, 11, 12, 16, 17, 22, 29, 35, 46, 47, 71, 77, 105, 107, 108, 109, 111, 114, 120, 121, 122
D3	State Highway 3	Roading Purposes	Through the District from Bulls Bridge to	Not available	7, 10, 71, 74, 118

			Whangaehu Bridge		
D48	State Highway 54	Roading Purposes	From the intersection of State Highway 1 and Vinegar Hill Rd to Vinegar Hill Bridge	Not available	17

Powerco Limited

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D99	Bulls Substation	Electrical Substation	225 Bridge St, Bulls	Lot 1 DP 26940	71
D76	Rata Substation	Electrical Substation	SH 1, Hunterville	Lot 1 DP 81600 and Lot 1 DP 56145	12
D77	Taihape Substation	Electrical Substation	Eagle St, Taihape	Lot 2, 3, 4 and 5 DP 2620	111
D112	Arahina Substation	Electrical Substation	459 Wellington Rd, Marton	Lot 1 DP 28107	92

Manawatu-Wanganui Regional Council (Horizons Regional Council)

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D133	Soil Conservation and River Control Purposes (adjacent to the Rangitikei River South of Scotts Ferry)	Soil Conservation and River Control Purposes	Adjacent to the Rangitikei River South of Scotts Ferry	Sec 479 Blk 1	116
No obstruction to flood flow conveyance by way of erection of structures or planting of trees.					
D114	Marton West Flood overflow	Soil Conservation and River Control Purposes	The flood overflow channel lies between map references NZMS S23 128-217 and 130-216. Diversion channel lies between NZMS 128-217 and 129-210.	Lot 3 DP 27740, Pt Sec 11 Rangitikei Agric Reserve, Lot 2 DP 24280, Pt Sec 12 Rangitikei Agric Reserve.	97
No disturbance or obstruction of the flood or diversion channels by way of excavation, cultivation, tree planting or erection of structures.					
D117	Tutaenui Flood Control Scheme - Detention Dam E1.	Soil Conservation and River Control Purposes	Not available	Lot 1 DP 405518	7
<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>					
D113	Tutaenui Dam E2	Soil Conservation and River Control Purposes	Not available	Pt Blk VIII Rangitikei Dist, Pt Lot 1A DP2483	94

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D29	Tutaenui Dam E3	Soil Conservation and River Control Purposes	Not available	Lot 2 DP 29928 BLK XV, Whangaehu SD BLK III	11
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D28	Tutaenui Dam E4	Soil Conservation and River Control Purposes	Not available	DP 3391 Blk X Whangaehu SD	11
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D25	Tutaenui Dam E6	Soil Conservation and River Control Purposes	Not available	Lot 2 DP361360	11

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D24	Tutaenui Dam E7	Soil Conservation and River Control Purposes	Not available	Lot 1 DP 61684 Blk X, Blk XV, Whangaehu SD	11
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D23	Tutaenui Dam E8	Soil Conservation and River Control Purposes	Not available	Pt Blk X Rangitikei District Blk XV Whangaehu SD	11
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D18	Tutaenui Dam E9	Soil Conservation and River Control Purposes	Not available	Lot 2 DP 76451 Blk XI, XV, Whangaehu SD	11

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D19	Tutaenui Dam E10	Soil Conservation and River Control Purposes	Not available	Pt Blks L, XLIX, Rangitikei Dist, Blk XI, Whangaehu SD, Lot 2 DP 365918	11
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D20	Tutaenui Dam E11	Soil Conservation and River Control Purposes	Not available	Pt Blk XLVII, XLVIII Rangitikei Dist Blk XI, Whangaehu SD	11
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D7	Tutaenui Dam W1	Soil Conservation and River Control Purposes	Not available	Lot 5 DP 10517 BlkVII Rangitoto SD	7

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D104	Tutaenui Dam W2	Soil Conservation and River Control Purposes	Not available	Pt Sec 19, Rangitikei Ag, Res. Blk II Rangitoto SD	81
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D102	Tutaenui Dam W3	Soil Conservation and River Control Purposes	Not available	Pt Blk LXXX Rangitikei Dist Blk XIV Whangaehu SD	78
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D103	Tutaenui Dam W4	Soil Conservation and River Control Purposes	Not available	Lot 1A/251 Pt Lot 1A/312 Pt Lot 1 A/680 DP78492	79

No.	Item	Designation Purpose	Location	Legal Description	Map no.
<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>					
D27	Tutaenui Dam W5	Soil Conservation and River Control Purposes	Not available	Lot 2 DP 372351	11
<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>					
D26	Tutaenui Dam W6	Soil Conservation and River Control Purposes	Not available	Lot 2 DP 355366	11
<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>					
D21	Tutaenui Dam W7	Soil Conservation and River Control Purposes	Not available	Pt Lot 2 DP 8576	11

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D22	Tutaenui Dam W8	Soil Conservation and River Control Purposes	Not available	Lot 1 DP 64186 Blk XI Whangaehu SD	11
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D122	Porewa Flood Control Scheme – Detention Dam 29	Soil Conservation and River Control Purposes	Not available	Pt Lot 105 DP 297 Hapopo Blk VI Ongo SD	108
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D31	Porewa Dam 39	Soil Conservation and River Control Purposes	Not available	Pt Taraketi 1B, Blk IX, Ongo SD	12

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D34	Porewa Dam 42	Soil Conservation and River Control Purposes	Not available	Pt Sec 57 Blk V Ongo SD	16
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D35	Porewa Dam 43	Soil Conservation and River Control Purposes	Not available	Pt Sec 57 Blk V, Ongo SD	16
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D39	Porewa Dam 44	Soil Conservation and River Control Purposes	Not available	Pt Lot 3 DP 1896 Blk V, Ongo SD	16

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D36	Porewa Dam 45	Soil Conservation and River Control Purposes	Not available	Lot 2 DP 1896, Lots 1 & 2 DP 31408 Blk V, Ongo SD	16
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D37	Porewa Dam 46	Soil Conservation and River Control Purposes	Not available	Pt Lots 23, 24 DP 1047 Blk V, Ongo SD	16
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D40	Porewa Dam 54	Soil Conservation and River Control Purposes	Not available	Pt Lots 7 & 8 DP 1046 Blk VI, Ongo SD	16

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D41	Porewa Dam 62	Soil Conservation and River Control Purposes	Not available	Lot 89 DP 297, Lots 1, 2 DP 20897 Blk VI Ongo SD	16
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure</p>				
D42	Porewa Dam 63	Soil Conservation and River Control Purposes	Not available	Lot 1, Pt Lots 6 & 7 DP 892, Blk VI Ongo SD	16
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D51	Porewa Dam 64	Soil Conservation and River Control Purposes	Not available	Pt Lot 2 DP 628 Blk VI Ongo SD	17

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D118	Porewa Dam 73	Soil Conservation and River Control Purposes	Not available	Secs 220, 221 of Township of Hunterville	105
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D38	Porewa Dam 75	Soil Conservation and River Control Purposes	Not available	Lot 1 DP 7163 Blk II Ongo SD	16
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D56	Porewa Dam 82	Soil Conservation and River Control Purposes	Not available	Sec 140 Paraekaretu Blk II Ongo SD	20, 21

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D57	Porewa Dam 83	Soil Conservation and River Control Purposes	Not available	Sec 140 Paraekaretu BLK II Ongo SD	20, 21
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D58	Porewa Dam 84	Soil Conservation and River Control Purposes	Not available	Secs 6, 7 Pukekoa Sett Blk II, Ongo SD	21
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D59	Porewa Dam 85	Soil Conservation and River Control Purposes	Not available	Secs 4 Pukekoa Sett Blk II, Ongo SD	21

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D60	Porewa Dam 86	Soil Conservation and River Control Purposes	Not available	Pt Lot 1 DP 3872 Blk II, Ongo SD	21
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D49	Porewa Dam 92	Soil Conservation and River Control Purposes	Not available	Pt Lot 17 DP 309 Blk II, Ongo SD	17
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D50	Porewa Dam 93	Soil Conservation and River Control Purposes	Not available	Pt Lot 13 DP 309 Blk, Ongo SD	17, 21

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D66	Porewa Dam 94	Soil Conservation and River Control Purposes	Not available	Lot 1 DP 73953	21
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D65	Porewa Dam 94A	Soil Conservation and River Control Purposes	Not available	Lot 1 DP 73953	21
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D67	Porewa Dam 95	Soil Conservation and River Control Purposes	Not available	Pt 2 DP 5404	21

No.	Item	Designation Purpose	Location	Legal Description	Map no.
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D68	Porewa Dam 96	Soil Conservation and River Control Purposes	Not available	Pt Lot 1 DP 5404, Blk III, Ongo SD	21
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D63	Porewa Dam 97	Soil Conservation and River Control Purposes	Not available	(Hammond) Pt Lot 1 DP 5404, Blk III, Ongo SD (Guiniven) Pt Lot 1B DP 509, Blk XV Tiriraukawa SD	21
	<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>				
D62	Porewa Dam 98	Soil Conservation and River Control Purposes	Not available	Pt Poukiore 2 Sec 23, Blk XV Tiriraukawa SD	21

No.	Item	Designation Purpose	Location	Legal Description	Map no.
<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>					
D61	Porewa Dam 100	Soil Conservation and River Control Purposes	Not available	GAZ 79/2367 Pt Lot 1 DP 29008, Sec 13, Pt Sec 14, Poukiore Village Sett Blk XV, Tiriraukawa SD	21
<p>The components of each dam site and the applicable restrictions are:</p> <p>Ponding area – no erection or placement of any structure other than fences.</p> <p>Earth embankment & spillway (either grass or concrete) – no erection or placement of any structure, no cultivation, excavation, drilling, tunnelling or other ground disturbance, no planting of trees.</p> <p>Inlet & outlet structures – no disturbance of, or interference with, the control pipes or debris screens or with the channel in the vicinity of the structure.</p>					
D14	Makirikiri Flood Control Scheme	Soil Conservation and River Control Purposes	Not available	Lot 2 DP 51088 Blk XV Ikitara SD, Lots 5, 6, 7, 8, Pt Lot 9 DP 5797, Blk II Koitiata SD, Lot 1, Pt Lot 2 DP 34764, Pt Lot 1 DP 3141, Sec 1E, 1D Te Piru Blks I & II Koitiata SD Blk XIV Ikitara SD, Tiniwaitara Pts 1, 2A Ruahihi 1 Kaitikahi Blk Ruahihi 2 Blk	9
<p>None of the activities described in Rule 16-14 of the Horizons Regional Council One Plan are to be undertaken with the area of land between the bed of the river and a line 8 metres inland of the landward toe of the stopbank, without a resource consent.</p>					

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D133	Stopbank around Scotts Ferry	Soil Conservation and River Control Purposes	Not available	Parts of Lot 1 DP 330914, Pt Lot 1 DP 7133, Lot 2 DP 330914, Pt Lot 1 DP 35309	1, 116
None of the activities described in Rule 16-14 of the Horizons Regional Council One Plan are to be undertaken with the area of land between the bed of the river and a line 8 metres inland of the landward toe of the stopbank, without a resource consent.					
D70	Walkers Stopbank	Soil Conservation and River Control Purposes	Adjacent to Rangitikei River	Parts of Pt Lot 2 DP 5829, Pt Lot 2 DP 5829, Sec 1 SO 28664	3
None of the activities described in Rule 16-14 of the Horizons Regional Council One Plan are to be undertaken with the area of land between the bed of the river and a line 8 metres inland of the landward toe of the stopbank, without a resource consent.					
D71	Kakariki Stopbank	Soil Conservation and River Control Purposes	Adjacent to Rangitikei River	Parts of Lot 2 DP 90320, Pt Lot 3 DP 9303, Lot 1 DP 90320, Pt Lot 4 DP 9303	7
None of the activities described in Rule 16-14 of the Horizons Regional Council One Plan are to be undertaken with the area of land between the bed of the river and a line 8 metres inland of the landward toe of the stopbank, without a resource consent.					
D72	Parewanui Stopbank Scotts Ferry to Keas Property Stopbank	Soil Conservation and River Control Purposes	Adjacent to Rangitikei River from Scotts Ferry to Keas property	Parts of Pt Lot 1 DP 4693, Pt Sec 40 Rangitikei District, Pt Sec 19 Rangitikei District, Pt Parewanui 35, Pt Sec 27 Rangitikei District, Pt Sec 349 Rangitikei District, Pt Takahanga Pounamu 4B, Pt Lot 2 DP 7133, Pt Takahanga Pounamu 2, Pt Lot 30 DP 6263,	3
None of the activities described in Rule 16-14 of the Horizons Regional Council One Plan are to be undertaken with the area of land between the bed of the river and a line 8 metres inland of the landward toe of the stopbank, without a resource consent.					

Chorus NZ Ltd

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D95	Bulls Exchange	Telecommunication and Radiocommunication and ancillary purposes	Criterion St, Bulls	Section 2 SO 33972 CT WN36A/594	74
D121	Huntermville Exchange	Telecommunication and Radiocommunication and ancillary purposes	Milne St, Huntermville	Section 2 SO 34613 CT WN39B/708	107
D105	Marton Exchange	Telecommunication and Radiocommunication and ancillary purposes	10 Hammond St, Marton	Lot 2 DP 29939 CT WN35D/757	82
D81	Mataroa Exchange	Telecommunication and Radiocommunication and ancillary purposes	Rongoiti Road, Mataroa	Section 1 SO 30428 CT WN36A/661	
D33	Mt Ashcroft Radio Station	Telecommunication and Radiocommunication and ancillary purposes	Mt Curl Road. Mt Ashcroft	Section 1 SO 26406 CT WN35D/785	16
D32	Mt Curl Radio Station	Telecommunication and Radiocommunication and ancillary purposes	Mt Curl Road. Mt Curl	Section 1 SO 24022 Paraekaretu Block CT WN35D/750	16
D82	Mt Maire Radio Station	Telecommunication and Radiocommunication and ancillary purposes	Ridge North Road, Mt Maire	Section 1 SO 33711 CT WN41D/62	35
D15	Turakina Exchange	Telecommunication and Radiocommunication	Corner of Turakina Valley	Section 1 SO 27846 CT WN35D/922	10

No.	Item	Designation Purpose	Location	Legal Description	Map no.
		ion and ancillary purposes	Road and Bruce Road, Turakina		
D9	Whangaehu Exchange	Telecommunication and Radiocommunication and ancillary purposes	38 Whangaehu Village Road, Whangaehu	Section 1 SO 27762 CT WN35D/849	9
D146	Taihape Exchange	Telecommunication and Radiocommunication and ancillary purposes	23 Kuku Street, Taihape	Section 14 Block VI Town of Taihape CT WN35C/880	112

Designation conditions:

Bulls Exchange

Height

- a) That the height of any *mast** and associated antennas (excluding any lightning rod) shall not exceed 15 metres.
- b) That antennas mounted on the roof of a building shall not extend more than 3 metres above the maximum height of the roof.
- c) That the maximum height of any new buildings (excluding any *masts** and/or antennas) shall not exceed 10 metres.

Radio Frequency

- d) That all equipment transmitting radio frequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999 at any place where the public has reasonable access.

Outline Plans

- e) That no outline plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided there is no overall increase in the overall height of the facility.

Noise

- f) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall not exceed the following *noise limits** at the site boundary 55dBA L_{eq} at all times
- g) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall cumulatively in combination with any other noise generating

equipment on the site shall not result in any increase in existing noise levels received at any other property boundary where the levels in Condition (f) above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

h) For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the *noise limits** in Condition (f) above, that an outline plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

Huntermville Exchange

Height

a) That the height of any *mast** and associated antennas (excluding any lightning rod) shall not exceed 15 metres.

b) That antennas mounted on the roof of a building shall not extend more than 3 metres above the maximum height of the roof.

c) That the maximum height of any new buildings (excluding any *masts** and/or antennas) shall not exceed 10 metres.

Radio Frequency

d) That all equipment transmitting radio frequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999 at any place where the public has reasonable access.

Outline Plans

e) That no outline plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided there is no overall increase in the overall height of the facility.

Noise

f) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall not exceed the following *noise limits** at the site boundary :

7am-10pm 50dBA L_{eq}

10pm-7am 40dBA L_{eq}

g) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall cumulatively in combination with any other noise generating equipment on the site shall not result in any increase in existing noise levels received at any other property boundary where the levels in Condition (f) above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

h) For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the *noise limits** in Condition (f) above, that an outline plan shall be required that demonstrates

how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

Marton Exchange

Height

a) That the height of any *mast** and associated antennas (excluding any lightning rod) shall not exceed the greater of the maximum height of the existing *mast** and attached antennas as at 30 April 2010, or 15 metres.

b) That antennas mounted on the roof of a building shall not extend more than 3 metres above the maximum height of the roof.

c) That the maximum height of any new buildings (excluding any *masts** and/or antennas) shall not exceed 10 metres.

Radio Frequency

d) That all equipment transmitting radio frequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999 at any place where the public has reasonable access.

Outline Plans

e) That no outline plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided there is no overall increase in the overall height of the facility.

Noise

f) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall not exceed the following noise limits at the site boundary 55dBA L_{eq} at all times

g) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall cumulatively in combination with any other noise generating equipment on the site shall not result in any increase in existing noise levels received at any other property boundary where the levels in Condition (f) above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

h) For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the noise limits in Condition (f) above, that an outline plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

Mataroa Exchange

Height

a) That the height of any *mast** and associated antennas (excluding any lightning rod) shall not exceed 25 metres.

b) That antennas mounted on the roof of a building shall not extend more than 5 metres above the maximum height of the roof.

c) That the maximum height of any new buildings (excluding any *masts** and/or antennas) shall not exceed 10 metres.

Radio Frequency

d) That all equipment transmitting radio frequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999 at any place where the public has reasonable access.

Outline Plans

e) That no outline plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided there is no overall increase in the overall height of the facility.

Noise

f) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall not exceed the following noise limits at the site boundary: 7am – 10pm 50 dBA Leq; 10pm – 7am 40 dBA Leq

g) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall cumulatively in combination with any other noise generating equipment on the site shall not result in any increase in existing noise levels received at any other property boundary where the levels in Condition (f) above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

h) For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the noise limits in Condition (f) above, that an outline plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

Mt Ashcroft Radio Station

Height

a) That the height of any *mast** and associated antennas (excluding any lightning rod) shall not exceed the greater of the maximum height of the existing *mast** and attached antennas as at 30 April 2010, or 30 metres..

b) That antennas mounted on the roof of a building shall not extend more than 5 metres above the maximum height of the roof.

c) That the maximum height of any new buildings (excluding any *masts* and/or antennas) shall not exceed 10 metres.

Radio Frequency

d) That all equipment transmitting radio frequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999 at any place where the public has reasonable access.

Outline Plans

e) That no outline plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided there is no overall increase in the overall height of the facility.

Noise

f) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall not exceed the following noise limits at the site boundary: 7am – 10pm 50 dBA Leq; 10pm – 7am 40 dBA Leq

g) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall cumulatively in combination with any other noise generating equipment on the site shall not result in any increase in existing noise levels received at any other property boundary where the levels in Condition (f) above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

h) For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the noise limits in Condition (f) above, that an outline plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

Mt Curl Radio Station

Height

a) That the height of any *mast** and associated antennas (excluding any lightning rod) shall not exceed the greater of the maximum height of the existing *mast** and attached antennas as at 30 April 2010, or 30 metres.

b) That antennas mounted on the roof of a building shall not extend more than 5 metres above the maximum height of the roof.

c) That the maximum height of any new buildings (excluding any *masts** and/or antennas) shall not exceed 10 metres.

Radio Frequency

d) That all equipment transmitting radio frequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999 at any place where the public has reasonable access.

Outline Plans

e) That no outline plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided there is no overall increase in the overall height of the facility.

Noise

f) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall not exceed the following noise limits at the site boundary: 7am – 10pm 50 dBA Leq; 10pm – 7am 40 dBA Leq

g) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall cumulatively in combination with any other noise generating equipment on the site shall not result in any increase in existing noise levels received at any other property boundary where the levels in Condition (f) above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

h) For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the noise limits in Condition (f) above, that an outline plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

Mt Maire Radio Station

Height

a) That the height of any *mast** and associated antennas (excluding any lightning rod) shall not exceed the greater of the maximum height of the existing *mast** and attached antennas as at 30 April 2010, or 30 metres..

b) That antennas mounted on the roof of a building shall not extend more than 5 metres above the maximum height of the roof.

c) That the maximum height of any new buildings (excluding any *masts** and/or antennas) shall not exceed 10 metres.

Radio Frequency

d) That all equipment transmitting radio frequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999 at any place where the public has reasonable access.

Outline Plans

e) That no outline plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided there is no overall increase in the overall height of the facility.

Noise

f) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall not exceed the following noise limits at the site boundary: 7am – 10pm 50 dBA Leq; 10pm – 7am 40 dBA Leq

g) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall cumulatively in combination with any other noise generating equipment on the site shall not result in any increase in existing noise levels received at any other property boundary where the levels in Condition (f) above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

h) For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the noise limits in Condition (f) above, that an outline plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

Turakina Exchange

Height

- a) That the height of any *mast** and associated antennas (excluding any lightning rod) shall not exceed 25 metres.
- b) That antennas mounted on the roof of a building shall not extend more than 5 metres above the maximum height of the roof.
- c) That the maximum height of any new buildings (excluding any masts and/or antennas) shall not exceed 10 metres.

Radio Frequency

- d) That all equipment transmitting radio frequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999 at any place where the public has reasonable access.

Outline Plans

- e) That no outline plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided there is no overall increase in the overall height of the facility.

Noise

- f) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall not exceed the following noise limits at the site boundary: 7am – 10pm 50 dBA Leq; 10pm – 7am 40 dBA Leq
- g) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall cumulatively in combination with any other noise generating equipment on the site shall not result in any increase in existing noise levels received at any other property boundary where the levels in Condition (f) above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
- h) For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the noise limits in Condition (f) above, that an outline plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

Whangaehu Exchange

Height

- a) That the height of any mast and associated antennas (excluding any lightning rod) shall not exceed 25 metres.
- b) That antennas mounted on the roof of a building shall not extend more than 5 metres above the maximum height of the roof.
- c) That the maximum height of any new buildings (excluding any masts and/or antennas) shall not exceed 10 metres.

Radio Frequency

d) That all equipment transmitting radio frequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999 at any place where the public has reasonable access.

Outline Plans

e) That no outline plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided there is no overall increase in the overall height of the facility.

Noise

f) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall not exceed the following noise limits at the site boundary: 7am – 10pm 50 dBA Leq; 10pm – 7am 40 dBA Leq

g) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall cumulatively in combination with any other noise generating equipment on the site shall not result in any increase in existing noise levels received at any other property boundary where the levels in Condition (f) above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

h) For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the noise limits in condition (f) above, that an outline plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

Taihape Exchange

Height

a) That the height of any mast and associated antennas (excluding any lightning rod) shall not exceed 15 metres.

b) That antennas mounted on the roof of a building shall not extend more than 3 metres above the maximum height of the roof.

c) That the maximum height of any new buildings (excluding any masts and/or antennas) shall not exceed 10 metres.

Radio Frequency

d) That all equipment transmitting radio frequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999 at any place where the public has reasonable access.

Outline Plans

e) That no outline plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided there is no overall increase in the overall height of the facility.

Noise

f) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall not exceed the following noise limits at the site boundary: 55 dBA Leq at all times.

g) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall cumulatively in combination with any other noise generating equipment on the site shall not result in any increase in existing noise levels received at any other property boundary where the levels in Condition (f) above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

h) For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the noise limits in condition (f) above, that an outline plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

Telecom NZ Ltd

Note: These designations are secondary to the Chorus designations for these sites.

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D105	Marton Exchange	Telecommunication and Radiocommunication and ancillary purposes	10 Hammond St, Marton	Lot 2 DP 29939 CT WN35D/757	82
D33	Mt Ashcroft Radio Station	Telecommunication and Radiocommunication and ancillary purposes	Mt Curl Road, Mt Ashcroft	Section 1 SO 26406 CT WN35D/785	16

Designation conditions:

Marton Exchange

Height

a) That the height of any *mast** and associated antennas (excluding any lightning rod) shall not exceed the greater of the maximum height of the existing *mast** and attached antennas as at 30 April 2010, or 15 metres.

b) That antennas mounted on the roof of a building shall not extend more than 3 metres above the maximum height of the roof.

c) That the maximum height of any new buildings (excluding any *masts** and/or antennas) shall not exceed 10 metres.

Radio Frequency

d) That all equipment transmitting radio frequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999 at any place where the public has reasonable access.

Outline Plans

e) That no outline plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided there is no overall increase in the overall height of the facility.

Noise

f) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall not exceed the following noise limits at the site boundary 55dBA L_{eq} at all times

g) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall cumulatively in combination with any other noise generating equipment on the site shall not result in any increase in existing noise levels received at any other property boundary where the levels in Condition (f) above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

h) For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the noise limits in Condition (f) above, that an outline plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

Mt Ashcroft Radio Station

Height

a) That the height of any *mast** and associated antennas (excluding any lightening rod) shall not exceed the greater of the maximum height of the existing *mast** and attached antennas as at 30 April 2010, or 30 metres..

b) That antennas mounted on the roof of a building shall not extend more than 5 metres above the maximum height of the roof.

c) That the maximum height of any new buildings (excluding any *masts* and/or antennas) shall not exceed 10 metres.

Radio Frequency

d) That all equipment transmitting radio frequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999 at any place where the public has reasonable access.

Outline Plans

e) That no outline plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided there is no overall increase in the overall height of the facility.

Noise

f) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall not exceed the following noise limits at the site boundary: 7am – 10pm 50 dBA Leq; 10pm – 7am 40 dBA Leq

g) That any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation and/or load shedding) shall cumulatively in combination with any other noise generating equipment on the site shall not result in any increase in existing noise levels received at any other property boundary where the levels in Condition (f) above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

h) For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the noise limits in Condition (f) above, that an outline plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

Transpower New Zealand Limited

No.	Item	Designation Purpose	Location	Legal Description	Map no.
D5	Marton Electricity Substation	Electricity Substation	Pukepapa Road, Marton	Section 2 SO Plan 35936, District of Rangitikei, CT 37A/169	7
D86	Mataroa Electricity Substation	Electricity Substation	Rongoiti Road, Mataroa	Section 33 Blk XVI, Maungakaretu SD, District of Rangitikei, CT 33B/965	40

Schedule C6 –Contaminated Sites and Hazardous Substances

Table C6.1 Known Contaminated Sites

Site address	HAIL classification	Site status	Potential Contaminants
22 Ward Street, Marton LOT 12 DP 69431 -SUBJ TO ROW	Wood preservative	Contamination Acceptable Managed/Remediated	Wood preservation - General Wood preservation - Metals
29-65 Kensington Road, Marton LOT 1 DP 35308, LOT 2 DP 35308, LOT 3 DP 35308, LOT 4 DP 35308, LOT 5 DP 35308, PT LOT 2 DP 18830 PT LOTS 1 4 5 DEEDS PL AN 284 PT LOTS 1 2 DEEDS PLAN 430 BLBLKS CCXCVI CCXCVII RANGITIKEI DIST	Wood preservative	Contamination Acceptable Managed/Remediated	Chemical Dump - CCA and PCP Electrical - Hydrocarbons Electrical - Metals Electrical - PCBs etc Service stations and fuel storage facilities - Hydrocarbons Wood preservation - General Wood preservation - Metals
4255 State Highway 3 LOT 5 DP 14181 LOTS 1-5 DP 16286 PT LOT 5 DP 5498 SEC 1 BLK II KOITIATA SD - -TN A	Agricultural/ Horticultural	Contamination Acceptable Managed/Remediated	Chemical Dump - CCA and PCP
4478 State Highway 1 LOT 1 DP 23315 BLK XVI WHANGAEHU SD	Service Station	Contamination Acceptable Managed/Remediated	Service stations and fuel storage facilities - Hydrocarbons
4747 State Highway 1	Electrical manufacturing (transformers)	Contamination Acceptable Managed/Remediated	Electrical - Hydrocarbons Electrical - Metals Electrical - PCBs etc

Site address	HAIL classification	Site status	Potential Contaminants
SEC 1 SO 26493 BLKS III IV ONGO SD			
399-407 Wellington Road, Marton LOTS 26-29 34-36 PT LOTS 37 38 DEEDS PLAN 480	Gasworks	Contamination Acceptable Managed/Remediated	Gasworks - Organics Service stations and fuel storage facilities - Hydrocarbons
35 State Highway 3 PT LOT 1 DP 3517 BLK XV IKITARA SD	Service station	Contamination Acceptable Managed/Remediated	Service stations and fuel storage facilities - Hydrocarbons
4 Milne Street, Huntermville	Service station	Contamination Acceptable Managed/Remediated	Fuel Storage Tanks - Hydrocarbons Service stations and fuel storage facilities - Hydrocarbons
421 Whales Line, Marton LOT 1 DP 16622 PT SECS 42 45 RANGITIKEI AG RES BLK VI RANGITOTO SD	Motor Vehicle Workshops	Contamination Acceptable Managed/Remediated	Fuel Storage Tanks - Hydrocarbons
7-21 King Street, Marton LOT 1 DP 85401	Motor Vehicle Workshops	Contamination Acceptable Managed/Remediated	Fuel Storage Tanks - Hydrocarbons
123 Hautapu Street, Taihape SECS 5 15 16 BLK I TAIHAPE TSHIP	Motor Vehicle Workshops	Contamination Acceptable Managed/Remediated	Fuel Storage Tanks - Hydrocarbons
88 Bridge Street, Bulls LOT 1 DP 78102	Wood preservative	Contamination Acceptable Managed/Remediated	Fuel Storage Tanks - Hydrocarbons Wood preservation - General Wood preservation - Metals

Site address	HAIL classification	Site status	Potential Contaminants
21-23 Kotukutuku Road, Hunterville SECS 247 248 TSHIP OF HUNTERVILLE	Motor Vehicle Workshops	Contamination Acceptable Managed/Remediated	Fuel Storage Tanks - Hydrocarbons
43 Pukeokahu Road, Taoroa SECS 37A 38 BLK XVI OHINEWAIKUA SD-TAOROASCHOOL	Storage tanks and drum storage	Contamination Acceptable Managed/Remediated	Fuel Storage Tanks - Hydrocarbons Service stations and fuel storage facilities - Hydrocarbons
352-360 Wellington Road, Marton LOTS 2 3 DP 3110 -ROW OVER PT LOT 1	Service stations	Contamination Acceptable Managed/Remediated	Service stations and fuel storage facilities - Hydrocarbons
29 Broadway, Mangaweka PT SEC 37 39 TSHIP OF MANGAWEKA	Service stations	Contamination Acceptable Managed/Remediated	Fuel Storage Tanks - Hydrocarbons Landfill Site - Asbestos, Effluent Service stations and fuel storage facilities - Hydrocarbons
34 Lake Alice Road, Bulls LOTS 1 2 DP 408280 - pt subj to open space covenant LOT 1 DP 366771 LOT 4 DP 85739 - SUBJ TO R/W	Landfill site	Verified History of Hazardous Activity or Industry	Landfill sites, Asbestos
131-133 Hautapu Street, Taihape LOT 2 DP 27078 LOT 2 DP 27711 SEC 10 PTS SEC 9 BLK I TAIHAPE TSHIP	Storage tanks and drum storage	Contamination Acceptable Managed/Remediated	Fuel Storage Tanks - Hydrocarbons Landfill sites

Site address	HAIL classification	Site status	Potential Contaminants
18 Rira Street, Marton LOT 2 DP 73777	Chemicals manufacture and formulation	Verified History of Hazardous Activity or Industry	Clandestine Drug Laboratory Manufacture of Prohibited Drugs
22 High Street, Marton PTS LOT 20 DP 14	Service stations	Verified History of Hazardous Activity or Industry	Service stations and fuel storage facilities - Hydrocarbons
74 Soldiers Road, Mangaweka SECS 15 16 BLK XIII HAUTAPU SD	Chemicals manufacture and formulation	Verified History of Hazardous Activity or Industry	Clandestine Drug Laboratory
1324 Parewanui Road, Bulls LOTS 1-5 DP 424630	Motor Vehicle Workshops	Verified History of Hazardous Activity or Industry	Petroleum Hydrocarbon residuals - decommissioned/remov ed
Watson Street, Bulls LOT 1 DP 27791	Storage tanks and drum storage	Verified History of Hazardous Activity or Industry	Petroleum Hydrocarbon residuals - decommissioned/remov ed
6272 State Highway 1, Mangaweka SEC 23 MANGAWEKA VILL SETT, SEC 24 MANGAWEKA VILL SETT	Storage tanks and drum storage	Contamination Acceptable Managed/Remediated	Fuel Storage Tanks - Hydrocarbons
Wellington Road, Marton – Crofton PT SEC 5 RANGITIKEI AG RES BLK III RANGI TOTO SD	Landfill	Verified History of Hazardous Activity or Industry	Landfill sites

Site address	HAIL classification	Site status	Potential Contaminants
64 Hendersons Line, Marton LOT 13 BLK VI DP 2048	Landfill	Verified History of Hazardous Activity or Industry	Landfill sites
Ruanui Rd, Mataroa SEC 50 MATAROA SUBN BLK I OHINEWAIKUA SD - SCENIC RES	Landfill	Verified History of Hazardous Activity or Industry	Landfill sites
Taihape-Napier Rd PT AWARUA 2C130 BLK VII OHINEWAIKUA SD	Landfill	Verified History of Hazardous Activity or Industry	Landfill sites
Manu Rd, Taihape SEC 80A BLK XIV OHINEWAIKUA SD, SEC 100 BLK XIV OHINEWAIKUA SD	Landfill	Verified History of Hazardous Activity or Industry	Landfill sites
Kie Kie Rd, Ohingaiti PT LOT 2 DP 309, LOT 1 DP 14328 BLK III ONGO SD, LOT 1 DP 11264 BLK III ONGO SD	Landfill	Verified History of Hazardous Activity or Industry	Landfill sites
Raumaewa Rd, Mangaweka PT SEC 19 SO 13711 AS DEFINED IN SO 3414 9 MANGAWEKA VILL SETTLEMENT	Landfill	Verified History of Hazardous Activity or Industry	Landfill sites
Rangatira Rd, Huntermville	Landfill	Verified History of Hazardous Activity or Industry	Landfill sites

Site address	HAIL classification	Site status	Potential Contaminants
PT LOT 28 DP 344 -ROW OVER PT SEC 28 BLK VI ONGO SD			
Te Hou Hou Rd, Rangitira TARAKETI 2C 2D BLK IX ONGO SD	Landfill	Verified History of Hazardous Activity or Industry	Landfill sites
Wanganui Rd, Marton PT SEC 25 RANGITIKEI AG RES BLK II RANGI TOTO SD -TNA	Landfill	Verified History of Hazardous Activity or Industry	Waste disposal to land
Ratana Rd, Ratana RUATANGATA 1C1C1 BLK XIV IKITARA SD	Landfill	Verified History of Hazardous Activity or Industry	Landfill sites
Turakina Beach Rd, Koitiata PT LOT 2 DP 420343 LOT 1 DP 70438 BLKS I II III IV V VI KOITIATA SD PROTECTIVE COVENANT ON DP 70424 OVER PT LOT 2 DP 420343 -BLIND LAKE PROTECTIVE COVENANT ON DP 70436 OVER PT LOT 2 DP 420343 - TUNNELL HILL	Landfill	Verified History of Hazardous Activity or Industry	Landfill sites
Watson St, Bulls PT LOT 4 DP 2248, LOT 1 DP 25027,	Landfill	Verified History of Hazardous Activity or Industry	Landfill sites

Site address	HAIL classification	Site status	Potential Contaminants
SECS 474 476 PT SECS 484 485 RANGITIKEI DIST - REC RESERVE, PT LOT 5 DP 2248 SEC 475 RANGITIKEI DIST - BAL AT 13500/17100			

Advice note: Sites in the above table are contaminated land locations that are known and verified through testing. There may be additional sites held by the Regional Council or the District Council that are potentially contaminated, but have not been tested to verify the presence of contaminants. Please contact the Council for further information.

Table C6.2 Hazardous Facilities Consent Status Table

		Zone	Industrial	Commercial/Rural	Residential
Hazardous substance property	Class	HSNO subclass	Permitted activity standards	Permitted activity standards	Permitted activity standards
		1.1 (all-storage)	<0.05	<0.02	0
EXPLOSIVE	1	1.2 (all-storage)	<0.5	<0.2	0
(tonnes)		1.3(all-storage)	<1.5	<0.5	0
		1.2/1.3 with 1.1	<0.05	<0.02	0
		2.1	<1/2,000	<0.5/1,000	<0.02/40
FLAMMABLE (Gases)	2	2.1 (within 50m of m.s.l)	<0.2	<0.1	-
(Aerosols)		All other non-hazardous	5/10,000	<2/4,000	<0.1/200
(tonnes)		LPG	<3	<1.5	<0.3
		LPG (within 50m of m.s.l)	<1	<0.5	-
		3.1A,3.1B	<6	<2	<0.1
FLAMMABLE	3	3.1C	<20	<6	<0.3
(Liquids)		3.1D	<60	<20	<1
(tonnes)		3.2 (all)	<3	<1	<0.05
		4.1 (all)	<3	<1	<0.05
FLAMMABLE	4	4.2 (all)	<1	<0.4	<0.02
(Solids)		4.3 (all)	<1	<0.4	<0.02
(tonnes)		5.1.2 gases	<1,000	<400	<40
OXIDISING	5	5.1.1	<3	<1.5	<0.05
CAPACITY		5.2	<1	<0.5	<0.02
(tonnes)		6.1A	<0.5	<0.2	0

		6.1 gases	<300	<100	0
		6.1A (within 50m of m.s.l.)	<0.2	<0.1	0
TOXIC	6	6.1B, 6.3-6.9	<6	<2	<0.05
(tonnes)		6.1B, 6.3-6.9 (within 50m of m.s.l.)	<2	<1	-
		6.1C	<20	<6	<0.3
		6.1C (within 50m of m.s.l.)	<6	<2	<0.05
CORROSIVE	8	8.1, 8.2A, 8.3	<6	<2	<0.05
(tonnes)		8.2 B/C	<20	<10	<0.3
		9.1A, 9.2A, 9.3A, 9.4A	<0.5	<0.5	<0.5
		(within 30m of watercourse)	<0.1	<0.1	<0.1
ECO-TOXIC	9	9.1B, 9.2B, 9.3B, 9.4B	<10	<10	<10
(tonnes)		(within 30 m of watercourse)	<3	<3	<3
		9.1C, 9.2C, 9.3C, 9.4C	<30	<30	<30
		(within 30 m of watercourse)	<10	<10	<10
High BOD5	-	-	<100	<40	<40
(>10,000 mg/l)		(within 30 m of watercourse)	<40	<20	<20

More sensitive landuse (m.s.l) means adjoining zoned land that would potentially suffer more adverse effects from the activity being undertaken than if the land was contiguously zoned. E.g. industrial zoning adjacent to residential zoning.

Documents incorporated by reference

Document	Author	Available from
The following two documents form the Council's Subdivision and Development Code of Practice:		
NZS4404:2010 Land Development and Subdivision Infrastructure	Standards New Zealand	Standards New Zealand
RDC-MDC Subdivision and land development addendum	Rangitikei District Council	Rangitikei District Council

Additional technical documents incorporated by reference:

Document	Author	Available from
NZS6801:2008 Acoustics - Measurement of Environmental Sound	Standards New Zealand	Standards New Zealand
NZS6802:2008 Acoustics Environmental Noise	Standards New Zealand	Standards New Zealand
NZS6803:1999 Acoustics - Construction Noise	Standards New Zealand	Standards New Zealand
NZS6807:1994 Noise Management & Land Use Planning for Helicopter Landing Areas	Standards New Zealand	Standards New Zealand
NZS6808:2010 Acoustics – Wind Farm Noise	Standards New Zealand	Standards New Zealand
AS/NZS1596:2008 Storage and Handling of LP Gas	Standards New Zealand	Standards New Zealand
NZS8409:2004 Management of Agrichemicals	Standards New Zealand	Standards New Zealand
NZS2772.1:1999 Radiofrequency Fields: Maximum Exposure Levels 3KHz to 300GHz	Standards New Zealand	Standards New Zealand

Code of Practice for the Design, Installation and Operation of Underground Petroleum Systems (1992)	Department of Labour	Department of Labour
Best Practice Guide for Above-Ground Fuel Storage on Farms (September 2010)	Department of Labour	Department of Labour
The New Zealand Transport Agency Traffic Control Devices Manual	NZ Transport Agency	NZ Transport Agency
Hazardous Activities and Industries List (HAIL)	Ministry for the Environment	Ministry for the Environment http://www.mfe.govt.nz/issues/hazardous/contaminated/hazardous-activities-industries-list.html

Definitions

The following definitions apply wherever the following words and phrases are used in this Plan.

Terms that are defined in this section are marked with a * notation when used in the Plan. A term used in the Resource Management Act 1991 that is also used in this Plan has the same definition meaning as the Act. Terms defined by the Act are marked with a ^ notation when used in the Plan.

Accessory Building means any building which is accessory to the principal activity on the site; includes a garage housing vehicles used in association with a residential activity, a garden or implement shed, studio, or sleep-out.

Act means the Resource Management Act 1991 and all subsequent amendments of that Act.

Aerial or Antenna means the part of a radio communication facility or telecommunication facility used for transmission or reception, including mountings but not any supporting mast or similar structure. This definition excludes any antenna dish.

Agricultural research activities on Flock House farm means field based agricultural research and ancillary buildings and activities, including education facilities, laboratories, pilot plants for research purposes, staff offices and facilities and field days on the Flock House Agricultural Research Farm legally described as LOTS 1-5 DP 424630. Lots 6-8 DP 407568, Lots 11-13 DP 407568 and Lots 15-17 DP 407568 (and any subsequent changes to the legal descriptions), and as shown on Planning Maps 1 and 3. This is a 1030 hectare agricultural research farm located approximately 10 km southwest of Bulls, on Parewanui Rd.

Allotment has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Alteration in relation to historic heritage means obscuring, defacing or damaging of, or change, removal or addition to, the heritage values, excluding the attaching, painting, alteration or removal of signs unless the sign is listed specifically in Schedule C3.

Amenity has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Ancillary activity means an activity which is incidental to and associated with the primary activity which is undertaken on the site, and serves a supportive function to the primary activity.

Antenna dish means any flat, concave, circular, parabolic or similar-shaped radio communication or telecommunication apparatus used for transmission or reception, including the antenna dish mounting but not any supporting mast or similar structure. This definition includes any satellite dish.

Arterial Roads means roads serving an arterial function within or between regions or territorial authorities, having high safety standards and pavements in keeping with traffic use, with access controls where warranted.

Boundary means the legal boundary of any site, or in the case of more than one dwelling on a site, it is defined by the notional boundary of the complying net site area.

Building means any temporary or permanent or movable or immovable structure; and includes any structure intended for occupation by people or animals or machinery but does not include:

- any fence which has a height of 2 metres or less; or
- any structure which has a height of less than 1.2 metres above ground and a horizontal area of less than 5 square metres; or
- any vehicle, trailer, tent, caravan, or boat; or

- any swimming pool or tank, which has a height of less than 1 metre above ground; or
- any part of a deck, terrace, balcony, or patio, which has a height less than 1 metre above ground
- stockyards, loading races, **farm-sheds** and tanks.
- [For the purpose of building setbacks – a building on production land that has a maximum floor area of 10m² and does not contain any sanitary fixtures \(as defined in the Plumbers, Gasfitters, and Drainlayers Act 2006\).](#)

Building height means the vertical distance between the highest part of a building and the mean ground level immediately beneath that point of the building.

Building pre-inspection report means a report completed by a suitably qualified and experienced person (listed on the Rangitikei District Council register) that identifies all reinstatement works that are to be completed to the dwelling to be removed from an existing location and relocated onto a different site.

Coastal environment means the area within 500m of mean high water springs (MHWS) or the dominant ridge behind the coast, whichever is the lesser.

Collector Roads means roads serving a local function which are preferred routes for local traffic between or within areas of population or activities, complement arterial routes, and have pavements and road geometry in keeping with the operational safety standards required for the traffic volumes on each section of the route.

Commercial Activity means any activity or service offered or operated from any premises or land which involves the collection, repair, cleaning, hire or servicing of any household or domestic goods, equipment, clothing, footwear, gardening implements or machinery, bicycles, television or audio or radio equipment, or furniture, and includes offices and premises providing administrative, stationery, secretarial, or telecommunications services.

[Commercial building means for the purpose of Rule B8.1-2 in Section B8 Natural Hazards, any building used for retail activities, commercial activities, offices, community facilities, educational activities, entertainment activities, manufacturing activities, fuel service facilities-](#)

Community Activity means the use of any land or premises for any activity or service which has an individual or community health, welfare, care, safety, educational, recreational, cultural, ceremonial, spiritual, art, or craft purpose.

Community Facility means any land, building, or premises which provides any community activity, and includes any school, playcentre, hospital, medical or health centre or surgery, church, place of worship, hall, library, public art gallery, or community centre.

Comprehensive Development Area means the site located within the Commercial Zone in Bulls legally described as Lot 1 DP 303377, Lot 2 DP 303377, Lot 4 DP 12164, Lot 1 DP 306896, and Lot 7 DP 12164 contained in Certificates of Title 13562, 13563, 26913, WN487/87, WN728/36, located on Bridge Street, Bulls and identified on the Planning Maps.

Contaminant has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Contaminated land has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Controlled Activity has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Council means the Rangitikei District Council or any Committee, Subcommittee, Commissioner or person to whom the Council's powers, duties and discretions under this District Plan have been lawfully delegated pursuant to the provisions of the Resource Management Act.

Coverage and Building Coverage mean the proportion of a site, when viewed in plan, which is covered by buildings, except that the following features or structures must not be included in the calculation of building coverage:

roof overhangs or eaves having a width of 1 metre or less;

- any uncovered deck, terrace, patio, steps, balcony, or veranda;
- any pergola or similar structure of a substantially open nature;
- underground parking with landscaping above; and
- any swimming pool or tank which is not defined as a building.

Critical Infrastructure means infrastructure necessary to provide services which, if interrupted, would have a serious effect on the people within the District or a wider population, and which would require immediate reinstatement. Critical infrastructure includes infrastructure for:

- electricity substations;
- the treatment and storage of water for public supply (excluding the distribution network);
- the management of human sewage treatment (excluding the reticulation system);
- strategic road and rail networks (as mapped in the Regional Land Transport Strategy);
- health care institutions.

Daylight Setback means an area, measured as an envelope shape at each site boundary, which is imposed to control the distance of buildings from boundaries so as to maximise daylight to adjoining properties, except that the following building structures or features are permitted to encroach beyond the standard Daylight Setback for the site:

- eaves and spouting which project from the building at a horizontal distance of no greater than 700 millimetres;
- gable ends having dimensions no greater than 7.5 metres horizontally and 1 metre vertically;
- chimneys, ventilation shafts, water storage tanks, lift towers, machinery rooms;
- ornamental turrets, steeples, finials and other decorative features; and
- radio and television aerials and masts.

dB means the sound pressure level in decibels relative to a reference sound pressure of 20 micropascals. See NZS 6801:2008 clause 3 definitions of sound pressure, reference sound pressure, sound pressure level, decibel and sound level.

Demolition in relation to historic heritage means defacing, destroying or dismantling of a heritage item or a component of an item or heritage area in whole or in part.

Designation has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Destination site means the site at which a relocated dwelling is to be moved to with the intention of the dwelling being reinstated as a dwelling, and connected to utilities and services.

Development means any work carried out on any land, including the construction, alteration, engineering, or demolition of any building, or any excavation of land (including mining), or any deposit of materials on land. This also includes redevelopment and the result of such work.

Discretionary Activity has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

District means the area administered by the Rangitikei District Council.

District Plan means the Rangitikei District Plan.

Domestic scale renewable electricity generation means plant that is capable of generating electricity equal to or less than the peak energy demands of the lawfully established operation on the property including where a landowner supplies unutilised energy into the electricity grid.

Domestic scale wind turbines means turbines that are capable of generating electricity equal to or less than the energy demands of the lawfully established operation on the property including where a landowner supplies unutilised energy into the electricity grid.

Dwelling means a self-contained home or residence of a single household, whether or not joined to another dwelling.

Earthworks means any movement of earth, including the excavation or deposition of earth or cleanfill, that results in changes to the existing ground level. This includes, but is not limited to, earth movement associated with subdivision and site works as defined by the Building Act 2004.

Educational Activity means the use of any land or buildings for educational purposes, and includes any primary or secondary or tertiary school, kindergarten, or kohanga reo, and any hostel or accommodation ancillary to and incidental to the principal education purpose.

Effect has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Entertainment Activity means any land or buildings used for the purpose of entertainment, or social or cultural enjoyment, and includes any premises licensed for the sale of liquor, any cinema, theatre, electronic games facility, or recreational activity which is not otherwise a community activity.

Environment has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Erection means in relation to any building, including the re-erection or structural alteration of or the making of any addition to any building, or the placement of any building on a site, or the movement of any building from one position on a site to another position on the same site. "Erect" and "erected" have corresponding meanings.

Esplanade Reserve has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Essential Services means Council's reticulated sewage and water supply systems and stormwater systems.

Existing Primary Production within an Outstanding Natural Feature and/or Landscape means any existing primary production activity (that would otherwise be a permitted activity within areas of the Rural Zone that are not within an ONFL) commenced before 31 October 2012.

Face Area (of a sign) means the total visible area of the face or faces of a sign, which are exposed or displayed for view.

Farm Track means a formed route for the movement of people, animals and vehicles and does not include a road.

Floor Level means the minimum floor level in a building.

Forestry -means the establishment, management and harvesting of an area of trees greater than 2 hectares for commercial wood production, and any associated activities.

Fuel Service Facility means any land or premises used principally for the retail sale of motor vehicle fuels and for the refuelling and servicing of vehicles, incorporating activities which are incidental to the principal refuelling activity including the retail sale of motor vehicle accessories, oils, spare parts, and convenience goods, and ancillary services including mechanical repairs, warrant of fitness testing, tyre servicing, and the hire of vehicles. This includes self-service refuelling facilities - being facilities that are automated and unmanned.

Grazing means the grazing of open paddocks or open space by domesticated livestock.

Greenfield subdivision means houses built on previously undeveloped land zoned for residential development.

Gross Floor Area means the area of a site or the combined area of all floors of a building, measured from the exterior faces of exterior walls or the centre line of walls separating two connected buildings, including any basement, and mezzanine area, but excluding any area of a site or building that is dedicated to vehicle access, stairwells, lift wells, loading and unloading bays, or toilet facilities. In relation to any *Comprehensive Development Area** this definition does not include the floor area of interior balconies and mezzanines not available to the public, and any carparking within the building.

Ground Level means the natural level of the ground, or the finished level of the ground when all engineering and development works that are required by the Council in the course of any subdivision or development have been completed.

Habitable Building means any building containing at least one habitable room.

Habitable Room means any living or sleeping area in a dwelling, visitor accommodation, or marae, any teaching area in an educational institution, and any recovery room in a hospital. Utility rooms such as kitchens and bathrooms are included except in relation to the separation distance rule for the Residential Zone.

Habitable space has the same meaning as in the [Building Regulations 1992 and any subsequent amendments](#).

Hazardous Substance has the meaning set out in the Act, and includes any substance possessing one or more of the following intrinsic properties:

- an explosive nature
- flammability
- an oxidising nature
- corrosivity
- acute or immediate toxicity (including eco-toxicity)
- chronic or delayed toxicity
- radioactivity
- environmental persistence;
- or:
- any substance emitting or breaking down to a substance with any of the above properties upon entering the environment; (list misalignment)
- any substance which has any of these hazardous properties at any stage in its life cycle;
- any environmentally-damaging substance which, by effects other than toxicity, is able to damage an aquatic ecosystem (e.g. milk).

Note: For the purposes of the rules in this Plan, this does not include the incidental use and storage of hazardous substances and environmentally damaging substances in minimal, domestic-scale quantities, or any hazardous substances found in the trade waste sewer reticulation systems or gas pipelines included in the definition of network utilities, or fuel in motor vehicles, aircraft, boats, and small engines.

Height means the measure of the vertical distance between the highest part of the structure and the mean ground level immediately beneath that point of the structure, and building height has a corresponding meaning.

Heritage item means historic sites, places and areas listed within schedule C3, and in particular the qualities, character, structure or materials that give rise to the heritage values of the site, structure or building.

Historic Heritage has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Home Occupation means an occupation, business, trade, craft, or profession, the primary purpose of which is to derive income, and which:

- is ancillary to the residential use of the building ;
- is undertaken or operated by a member of the household who resides on the property in which the home occupation occurs;
- involves no exterior storage, display, or other indication of the home occupation (other than an advertising sign permitted by this Plan) which would have the effect of altering the predominant character of the site or neighbourhood;
- involves no delivery or collection of goods, materials, or wastes, or visits by clients of the home occupation, outside the hours of 8.00 am to 8.00 pm;
- does not occupy an area larger than 60square metres gross floor area*;
- does not generate more than 24 vehicle movements per day.

The following activities are specifically excluded from this definition:

Retail activities, vehicle panelbeating, automotive wreckers and scrap yards, motor vehicle repairs, vehicle spray painting, sheet metalwork, and any other industrial process or trade which involves the continuous use of power tools or drilling or hammering machinery or activities.

Indigenous Vegetation means species that occur naturally in New Zealand or that arrived in New Zealand without human assistance.

Industrial Activity means the use of land or premises for the purpose of manufacturing, fabricating, processing, repair, packaging, storage, collection, or distribution of goods, and includes the wholesale or retail sale of goods manufactured on the site.

Infill subdivision means houses built on land subdivided in the existing residential zone.

Intensive farming means any farming which predominantly involves the housing or raising of livestock or poultry within buildings, and which depends on supplies of food rather than on grazing or crop production of the land on which the operation is located.

It includes:

- intensive pig farming undertaken wholly or principally in sheds or other shelters or buildings, where the number of breeding pigs exceeds 20;
- free range pig farming where the number of breeding pigs exceeds 20;
- poultry or game bird farming undertaken wholly or principally within sheds or other shelters or buildings, where the number of poultry or game birds exceeds 40;
- freerange poultry or game bird farming where the number of poultry or game birds exceeds 40;
- mushroom farming;
- horse stables where the number of horses exceeds 20;
- boarding or breeding establishments for more than 10 dogs or 15 cats.

It excludes the following, provided the building is used for the purpose for which it was built:

- woolsheds;

- dairy sheds;
- calf pens or wintering accommodation for less than 30 stock (except where stock are being reared for the replacement of breeding stock to be used on the same property); and
- glasshouse production or nurseries.

Kaitiakitanga has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

L_{Aeq(15 min)} means the A-frequency-weighted time-average sound level over 15 minutes in decibels (dB).

L_{AFmax} means the maximum A-frequency-weighted fast-time-weighted sound level in decibels (dB) recorded in a given measuring period.

Lake has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Loading Bay means a space on a site available for a vehicle while being loaded or unloaded, including also the adjustment or covering of any load and the fuelling of the vehicle.

Major extension means for the purpose of Rule 8.1-1 in Section B8 Natural Hazards any addition to an existing dwelling, sleep-out, or the conversion of all or part of a non-habitable residential building (such as a garage) to include a habitable space.

Manufacturing Activity means any activity which involves the packaging, processing, assembly, storage, repair, or manufacture of goods or materials for sale or gain or service, but excluding any activity which involves the use of machinery or any process which gives rise to noxious or offensive smells or noise, or electrical interference which adversely affects adjoining activities, and including the wholesale and retail sale of goods manufactured on the site.

Marae means a site reserved under the Maori Affairs Act 1953 which is owned or administered by legally appointed trustees or a trust body for the common benefit of a defined group of Maori people, and includes marae based facilities and activities as follows:

wharehui and halls, hui, meetings, and social gatherings;

- accommodation, kitchen, dining, and ablution facilities associated with any marae;
- churches and church activities;
- kaumatua flats or elderly persons' housing or kainga housing for people associated with the marae;
- education and training facilities and activities;
- childcare and kohanga reo facilities and activities;
- medical health services; and
- urupa and burial services and activities.

Mast means any mast, pole or similar structure designed to carry aerials or antenna dishes or to otherwise operate as an aerial or to facilitate radio communication or telecommunication.

Minor Upgrading in relation to network utilities means to expand the capacity of an existing utility, where the effects of that utility remain the same or similar in character, scale and intensity as those that existed at the (date of notification of Plan review) or prior to the commencement of the minor upgrading for activities established after (date of notification of Plan review). This includes an increase in the power-carrying capacity, efficiency or security of any line (such as adding additional circuits, reconductoring with higher capacity conductors, resagging of conductors, fitting longer or more efficient insulators, or the addition of earth wires which may contain telecommunication lines, earth peaks and lightning rods), utilising existing support structures or structures of a similar scale and character. A change in voltage will only be included when there is no physical change to the line, e.g. where a line has been constructed to operate at a certain voltage but has been operating at a lesser voltage. It also includes the installation of fibre-optic cables onto existing transmission lines.

National Grid means the assets owned or operated by Transpower New Zealand Limited.

Natural Hazard has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Natural Hazard Area 1 means an area that is at high risk from natural hazard events as follows:

~~Flooding~~

- Land at risk of inundation from flood events with a 0.5% Annual Exceedence Probability (1 in 200 years) where flood waters will be deeper than 0.5m above ground level* with a maximum water velocity of greater than 1.0m/s excluding freeboard.
- Makirikiri floodway as identified by Horizons Regional Council.

~~Coastal areas prone to storm surge and the effects of sea level rise:~~

~~Earthquake~~

~~Known active earthquake faultlines and folds:~~

~~Areas known to have moderate and high susceptibility to liquefaction:~~

~~Areas known to have moderate to high susceptibility to ground shaking:~~

- Tsunami Hazard Area A.

~~Volcanic Eruption~~

~~Known lahar hazard areas:~~

~~Landslides/slumping~~

~~Active areas of large, deep-seated landslides.~~

~~Areas where slope and soil characteristics combine to create a high potential for shallow landslides, including land with a pre-existing slope greater than 22 degrees.~~

~~Areas at risk from coastal erosion:~~

~~All natural hazard area 1 groupings are shown on the Planning Maps, and are labelled with a suffix indicating the type of natural hazard it is, relevant to that area e.g. Natural Hazard Area 1 (Flooding).~~

Natural Hazard Area 2 means an area that is at significant risk from natural hazard events as follows:

- Land at risk of inundation from flood events with a 0.5% Annual Exceedence Probability (1 in 200 year) where flood waters will be no deeper than 0.5m above finished ground level* with a maximum water velocity of 1.0m/s excluding freeboard.
- Tsunami Hazard Area B

~~Earthquake~~

~~Interpolated and inactive earthquake faultlines and folds:~~

~~Landslides/slumping~~

~~Historic inactive areas of large, deep-seated landslides.~~

~~All Natural Hazard Area 2 groupings are shown on the Planning Maps, and are labelled with a suffix indicating the type of natural hazard it is, relevant to that area e.g. Natural Hazard Area 2 (Flooding).~~

Network Utility includes any facilities, structures and works necessary for, incidental to and associated with:

- road or rail line;
- aerial or mast or antenna or dish antenna, including those used for amateur radio purposes;
- wind monitoring mast;
- tower or pole;
- pole-mounted streetlight;
- line for telecommunication, transmission, sub-transmission, or any distribution line for conveying electricity - including associated pole- or ground-mounted switch gear;
- transformer, substation, compressor station, or pumping station;
- water supply or irrigation race, drain, or channel;
- pipeline for the distribution or transmission of natural or manufactured gas and any necessary incidental equipment, including compressor and gate stations;

- pipe, including any pipe for conveyance or drainage of water or sewage and other wastes or natural gas;
- navigational aid, lighthouse, or beacon;
- survey peg or survey monument;
- meteorological installation;
- telephone booth; and
- equipment incidental to the household or commercial or industrial connections to such utilities;
- whether these are for private or public purposes; and including routine maintenance of these network utilities. Network utilities exclude wind turbines.

Network Utility Operator has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

New Primary Production Activity within an Outstanding Natural Feature and/or Landscape means any new primary production activity (that would otherwise be a permitted activity within areas of the Rural Zone that are not within an ONFL) commenced on or after 31 October 2012 and/or that would result in a change to the balance of existing land use activities within an outstanding natural feature and/or landscape.

***Note:** In this definition, change to the balance of existing land use activities is an increase in the total area of land used for primary production or an increase in the intensity of land use at a landscape scale with regard to the values of the Outstanding Natural Feature and/or Landscape. The wholesale conversion of existing landscapes is to be avoided.*

Noise limit means a LAeq(15 min) or LAFmax sound level in decibels (dB) that is not to be exceeded.

Non-Complying Activity has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Notional Boundary means, in relation to noise measurement and assessment, a line 20 metres from any side of a dwelling, or the legal boundary where this is closer to the dwelling.

Objective sets out the direction the Council intends to take in relation to any issue, and what environmental outcomes it seeks to achieve.

Occupied space means for the purpose of Rule B8.1-2 Section B8 Natural Hazards a building or part of a building that people will occupy for at least six hours in any twelve hour period.

Offensive Activity means any activity which is predominantly concerned with any of the activities below, and which, by reason of the manufacturing method or the nature of materials used or produced, adversely affects the amenities of the surrounding environment. These activities are limited to:

- blood or offal treating;
- bone boiling or crushing;
- dag crushing;
- fellmongering;
- fish cleaning and curing;
- flax pulping;
- flock manufacturing or teasing of textile materials for any purpose;
- gut scraping and treating;
- refuse collection and disposal (excluding the day-to-day removal of refuse, by Council or an authorised contracting agency);
- storage, drying or preserving of bones, hides, hoofs or skins;
- tallow melting;
- tanning;

- wood pulping;
- wool scouring;
- slaughtering of animals (excluding the on-farm slaughtering of animals for personal use, to feed the stock owner's animals and/or for animal welfare reasons).

Office means any commercial, professional, or administrative office, and includes any bank and premises offering financial services.

Official Sign means all regulation and traffic signs approved by a road-controlling authority or provided for under any legislation, such as health and safety signs, warning signs and identification signs.

Open Space means any public or private area of substantially unoccupied space or vacant land, and includes parks, reserves, landscaped areas, and gardens, together with any ancillary seating and vehicle parking and pedestrian shelters and conveniences, but excludes any recreational facilities.

Outdoor Space means an area or outdoor space required by this District Plan to be provided for the exclusive use of each household unit to which the space is allocated.

Outline Plan means a Plan that shows works that are proposed to be undertaken on a designated parcel of land by a Requiring Authority.

Papakainga housing means the development of dwellings on ancestral land (whether held in Maori Multiply-Owned land ownership or not), and where the development provides for the reconnection and resettlement of Iwi and hapu to their acknowledged ancestral lands. This definition does not apply to single developments or multi-lot subdivisions that are not intended for resettlement purposes.

Papakainga land area overlay means the area set aside for the development of Papakainga Housing.

Parking Space means a space of useable shape and condition, and having an area not less than 15m² plus access and manoeuvring area. A garage or carport may count as one parking space for a household unit.

Permitted Activity has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Primary produce sales means offering goods for sale (including fruit, vegetables, herbs, flowers, timber, nuts, eggs) on the site at which these goods were grown, and the goods have not been subject to further manufacturing or secondary processing. All goods must also be compliant with health and food legislative requirements and labelling.

Primary Production Activity means any agricultural, horticultural, floricultural, arboriculture activity, dairy or sheep or beef or other livestock farming, including cropping or fruit growing and forestry, woodlots. Shelterbelts and the harvesting of crops. This includes activities ancillary to the above, including soil conservation, erosion control works, revegetation of indigenous vegetation, and earthworks associated with the creation of dams, and the maintenance of tracks. It also includes temporary and permanent structures supporting these activities (e.g. stockyards, loading races, farm sheds and tanks. Primary production does not include intensive farming, quarrying, clearance or modification of indigenous vegetation or rural service activities.

Production Land has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Prohibited Activity has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Quarrying means the extraction and/or processing of minerals and other materials from the ground and any associated activities, where the minerals or material is on sold and removed from the site. Quarrying does not include extraction from on farm metal pits where the metal is extracted for the purposes of maintaining, repairing or forming new tracks on the same farm (whether or not this is held on the same title).

Radio Communication Facility means any mast, aerial, antenna, antenna dish or other structure, facility or apparatus used or intended for the purpose of facilitating radio communication.

Recreation Facilities means any building or structure required to enable active recreation, including gymnasia, grandstands, stadia, clubrooms, viewing platforms, night lighting, and sealed courts.

Relocated Building and Relocated Dwelling mean any building or dwelling which is transported in whole or in parts and relocated from its original site to a new site, and which exceeds a gross floor area of 36 square metres, but excluding any prefabricated building which is delivered dismantled to a site for erection on that site.

Relocated building (heritage) means any building or dwelling listed in schedule C3A, and any site listed in schedule C3A where a building or dwelling is relocated to or from.

Renewable Electricity means electricity produced from solar, wind, hydro, geothermal, biomass, tidal, wave, and ocean current sources.

Renewable Electricity Generation means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave, or ocean current energy sources.

Repair and Maintenance means, in relation to any historic heritage item listed in Schedule C3A, work:

- that does not involve external additions, alterations, relocation, or partial or full demolition;
- confined to conservation, reassembly, reinstatement, repair or stabilisation of the original character, fabric or detailing of the premises;
- carried out using original or similar materials to those originally used and does not alter from the form, character and appearance of the premises;
- that does not involve earthworks, beyond light cultivation (and not beyond the existing level disturbed) or the control of pest plant (noxious weed) species, where this is an existing use activity; or farming practices where this is an existing use activity, but not including intensive grazing of heavy livestock, intensive farming practices or new farm tracks.
- in relation to fencing and roading, that does not extend beyond the current sites in use, and to a depth equal to the existing use; and
- that involves repainting of a building.

Reserve Area means land which is publicly owned and has reserve status under the Reserves Act 1977.

Residential Activity means the use, occupation, or habitation of any land or buildings by people for the purpose of residential accommodation, including domestic occupations and pastimes, and activities undertaken which are usually associated with residential accommodation, and also including any emergency housing facility or refuge.

Residential Dwelling Unit means the building or complex of buildings which accommodates one household unit.

Restricted Discretionary Activity has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Retail Activity means the use of land or premises for the retail sale or hire of goods to the public, including any cafe, restaurant, take-away food outlet, or other eating establishment.

Retail Shopping Core means the area of the commercial zone highlighted on the Planning Maps.

River means a continually or intermittently flowing body of fresh water, and includes a stream and modified water course, but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, or farm drainage canal).

Road has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Road-Side Sales means the use of land or premises for the retail sale of goods or foods produced and grown on the property from which they are offered for sale.

Residential Unit means the self-contained residence of a single household, including a dwelling house, flat, home unit, apartment, town house, and house.

RTS 6 means the Road and Traffic Standards 6: Guidelines for visibility at driveways, prepared by the New Zealand Transport Agency.

Sensitive activity means the following activities where they occur within 12 metres of the outer edge of a National Grid support structure and 12 metres from the centreline of a National Grid transmission line: *residential activity**, *educational activity**, childcare facility, *visitor accommodation**, and medical health services associated with *marae** and *community activity**.

Shelterbelt means the planting and maintenance of trees for shelter.

Sign means any device, apparatus, or structure for displaying or advertising to the public any information or illustration relating to any place, person, goods, services, land, premises, or other property, including any information or illustration that is painted, printed, written, carved, inscribed, endorsed, projected onto, or otherwise fixed to or upon any building, wall, fence, hoarding, rock, structure, or stationary vehicle of any kind (whether moveable or not), that is visible from any public place. Refer also to definitions for Temporary and Official Signs.

Site means an area of land comprised wholly of one certificate of title, or the area of land contained within an allotment on a plan of subdivision, or the area of land which is intended for exclusive occupation by one residential unit.

Soil Conservation and Erosion Works includes surface and subsurface drainage, earthwork, sills, debris dams, flumes and revegetation and tree planting.

Sports and recreation activities means any amateur sport, whether played with or without equipment installed on the sports ground; and any recreation activity that is engaged in without payment to a commercial operator or organiser.

Storage Area means an area above ground used to store materials (including refuse) associated with a residential, commercial or industrial activity.

Strategic Roads means roads which form part of a network of strategic national importance, having the highest standards with access control where necessary, and for which a high level of user service must be provided on a continuous basis.

Structure has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Subdivision has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Supermarket means a store within which retail sales are primarily of food and grocery.

Taihape West Slip Zone means the area identified on the planning maps.

Tangata Whenua has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.

Temporary Activity means any activity undertaken for a short term duration not exceeding 3 days, either as an isolated event, or as a series of events, where the cumulative period of operation is generally less than one month, and which is limited to attendance or capacity of no more than 1000 persons where the activity is undertaken on a site, including any gala, sports event, festival, or other community activity.

Temporary Military Training means any activity undertaken for defence purposes. Defence purposes are those in accordance with the Defence Act 1990 and may include:

- tactical training exercises;
- fitness training;
- use of military equipment and arms; and
- use of military vehicles.

Temporary Sign means any sign advertising any forthcoming event, including any parliamentary or local authority election signs, construction or development works on any building or demolition site signs, or any exhibition or event signage, which is continuously displayed for no longer than 3 calendar months in any 1 year. It also includes signs advertising the sale or auction of land or premises, provided the sign is removed within one calendar month of settlement of the sale.

Upgrade means bringing a structure, system, facility or installation up to date or to improve its functional characteristics, provided the upgrading itself does not give rise to any significant effects, and the character, intensity and scale of any adverse effects of the upgraded structure, system, facility or installation remain the same or similar.

Urupa means cemetery or burial site.

Vehicle Access means the area of land within the site which provides safe vehicle access to and from the road to any parking area within the site, including the necessary manoeuvring area.

Visitor Accommodation means the use of land or premises for short-term living accommodation, which may include some ancillary services and facilities such as dining halls, restaurants, conference and meeting rooms, and recreational facilities for the use of guests and visitors.

Wall Height means, in relation to a building, the vertical distance of an exterior wall of a building from the ground level to the roof, including any fascia, barge, spouting, or eave.

Warning Sign means any sign warning the public of any nearby natural hazard associated with any construction or demolition site or earthworks or other similar works.

Wetland has the same meaning as in the Resource Management Act 1991 and any subsequent amendments, and includes permanently or intermittently wet areas, shallow water and land/water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.

Wind Farm means the land (including one or more sites that may form a wind farm) activities and structures (including substations, lines and turbines), earthworks and access tracks associated with the generation of electricity from wind. It does not include domestic-scale turbines that are capable of generating up to 5kW of electricity and up to 20kW of total maximum output per site.

Wind Monitoring Mast means mast for the purpose of wind resource measurement. This includes guy wires, radio telemetry equipment (for transmitting meteorological data) and various meteorological instruments to be erected at varying heights, including: (a) Anemometers to measure the average wind speed, wind gust speeds, turbulence intensity and wind shear. (b) Wind vanes to measure wind direction; and (c) Other meteorological instruments to measure temperature, air pressure, humidity and rainfall.

Part D: Maps