



29 July 2025

Email: [REDACTED]

Dear [REDACTED]

Local Government Official Information Request

Thank you for your request for information from Council. All requests to the Council for information are required to be considered in accordance with the Local Government Official Information and Meetings Act 1987 (LGOIMA). More information about how the Council handles LGOIMA requests can be found in the Council's LGOIMA Request Policy which is available on the Council's website [LGOIMA Request Policy: Rangitikei District Council](#).

Your request for information was received on 1 July 2025 and requested information about the new motel in Criterion Street, Bulls. We sought to clarify your request with you – when you met with Jarrod it was established that we would provide resource and building consent information, then once received, if there was further information you were after, you would request this from us. Our response can be found below:

Response:

Please find attached the following documents in relation to the building and resource consents for the new motel at 10 Criterion Street, Bulls:

1. Resource Consent
 - a. Issued Decision for 10 Criterion Street, Bulls
 - b. Issued Planners Report for 10 Criterion Street, Bulls
 - c. Approved Plans for 10 Criterion Street, Bulls
2. Building Consent
 - a. Building Consent for 10 Criterion Street, Bulls
 - b. Building Consent Amendment for 10 Criterion Street, Bulls

If these documents do not fully answer your questions, you are welcome to submit a further information request which we will consider under LGOIMA.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that it is our policy to proactively release our responses to official information requests, where appropriate. Our response to your request will be published shortly at <https://www.rangitikei.govt.nz/council/about/contact-us/official-information> with your personal information removed.

Making this place home.

If you wish to discuss this decision with us, please feel free to contact Alicia Hansen 06 327 0099.

Yours sincerely,



Leanne Macdonald
Group Manager Corporate Services

**RESOURCE CONSENT RM240056****PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991 ('THE ACT')**

Reference:	RM240056
Consent Type & Activity Status:	Land Use – Discretionary
Rangitikei District Plan Provisions:	B1 General Rules and Standards B2 Residential Zone B4 Commercial Zone B9 Transport
Consent Holder:	DT Holdings Ltd
Consented Activity:	15 unit motel resulting in signage, earthworks, transport, daylight setback, building setback and activity setback infringements
Location:	10 Criterion Street, Bulls
Legal Description & Title:	Lot 3 DP 532986 (RT 874388) & Lot 1 DP 9779 (RT WN23D/160) Lot 3 & 4 DP 606417 – LT 606417
Consent Grant Date:	24 October 2024
Lapse Date:	Five years after the date of consent grant unless it is given effect to before the end of that period, or upon application made prior to the expiry of that period, the Council fixes a longer period.
Notification:	A notification decision was made on this application as required by Sections 95A-E of the Act. Public notification was not required. Limited notification was not required as there are no affected persons. The application therefore proceeded as non-notified.
Decision – Land Use:	Land Use consent is granted pursuant to Sections 104 and 104B of the Act, subject to conditions imposed under Section 108 of the Act.

The above consent decision has been considered and its issue is authorised by Rangitikei District Council's Group Manager Regulatory & Emergency Management – Johan Cullis under delegated authority pursuant to Section 34 and 34A of the Act. The consent is subject to the following conditions.

LAND USE CONDITIONS RM240056	
1	<p>General Condition</p> <p>The activity shall be undertaken in accordance with:</p> <ul style="list-style-type: none"> a) The Assessment of Environmental Effects prepared by Geoworks Limited titled <i>DT Holdings Ltd, 10 Criterion Street, Bulls, Application for Resource (Land Use) Consent</i> dated 24 July 2024 ref: 23-355-AP1-LC; b) Architectural plans prepared by Pak Design, drawing numbers: LUC100 R1, LUC101 R1, LUC102 R1, LUC103 R1, LUC104 R1 dated 17 October 2024, LUC105 R0 and LUC106 R0 dated 16 April 2024, LUC107 R0 dated 11 April 2024, LUC108 R0 dated 2 August 2021, LUC109 R0 dated 08/28/23, LUC110 R0 dated 23 April 2024, LUC111 R0, LUC112 R0, LUC113 R0 and LUC114 R0 dated 08/28/23 c) Lighting plans titled <i>Motel External Car Park Lighting</i> prepared by JA Russell Ltd, drawing number LSD11700-0 pages 1 – 6 dated 20 March 2024. d) Preliminary Site Investigation prepared by Geo & Hydro – K8 Ltd dated 8 February 2024 ref: bucs-10 psi com v2. e) Geotechnical Assessment Report prepared by Tonkin and Taylor Ltd dated April 2019. f) The further information response prepared by Geoworks Limited received 6 September 2024. g) Traffic Impact Assessment prepared by LBC Ltd dated 6 September 2024. <p>Minor alterations may be approved at the consent authority's discretion upon request, providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is required.</p>
2	<p>Technical Representative</p> <p>Prior to the commencement of any works on the site the consent holder shall appoint a suitably qualified Technical Representative, being either a Licenced Cadastral Surveyor or a Chartered Professional Engineer to carry out the design and supervision of all construction works, and certification upon completion, as provided by Council's Subdivision and Development Code of Practice.</p> <p>The Technical Representative must confirm in an accompanying report that all works have been carried out in accordance with Council's standards and accepted best engineering practice and be in the form required by Schedule 1a-1c of Council's Subdivision and Development Code of Practice</p>
3	<p>Notification of Work Starting and Work Completion</p> <p>The Technical Representative shall contact the Council's Land Development Manager at least 48 hours prior to any physical works commencing on the site and advise the officer of the date upon which such works will commence. The Technical Representative shall contact the Council's Land Development Manager upon the completion of the</p>

	development and prior to its occupation to enable condition compliance monitoring to be undertaken.
4	Underground Services – Above Ground Surface Marking Prior to the commencement of any construction works, the consent holder must locate all stormwater and wastewater mains within the site. The location of the mains must be clearly marked on the surface with a 3-metre wide easement, ensuring the main is located centrally within that easement. The surface markings must remain visible for the duration of the construction works to avoid any potential damage to the underground mains. No construction works shall commence until Council's Land Development Manager has been notified that the surface markings have been undertaken.
5	Underground Services – CCTV Prior to the commencement of any construction works the wastewater and stormwater mains within the site shall be CCTV inspected to provide a baseline condition and the CCTV record provided to Council's Land Development Manager. All CCTV inspections shall be completed to the current NZ Pipe Inspection Manual.
6	Within one month of the completion of the development the consent holder shall complete a second CCTV inspection of the stormwater and wastewater mains on the site and the CCTV record shall be provided to Council's Land Development Manager. All CCTV inspections shall be completed to the current NZ Pipe Inspection Manual. Any defects to the stormwater and wastewater assets caused as a result of the development works shall be repaired at the full cost of the consent holder and shall be carried out within two months of the date of the CCTV record being submitted to Council's Land Development Manager and in accordance with engineering design first approved by Council's Land Development Manager.
7	Hydrological Neutrality Prior to the commencement of any construction works evidence shall be provided to Council's Land Development Manager demonstrating that the development achieves a state of hydraulic neutrality. The evidence shall be produced by a suitably qualified person and shall take into account any impervious surfaces including roof catchments, accessway, parking areas, paths etc.
8	Criterion Street Vehicle Crossing Prior to the occupation of the development, the Criterion Street vehicle crossing shall be upgraded/constructed in accordance with Council's standards and requirements. Any part of the existing vehicle crossing made redundant by the upgrade works shall be disestablished, and the footpath, kerb, and channel reinstated in accordance with Council specifications. <i>Note: A vehicle crossing application must be filled out and submitted with the appropriate fee to Council as part of the construction process. Construction of the crossing must not commence until approval has been received from Council.</i>
9	Rear Vehicle Access Prior to the commencement of the development, engineering design details of the rear vehicle access onto the right of way shall be submitted to and approved by the consent authority. The design shall be in accordance with Council's engineering standards and

	requirements. The access shall thereafter be constructed in accordance with the approved engineering design.
10	<p>No Right Turn Sign</p> <p>Prior to the occupation of the development, a 'No Right Turn' sign shall be erected within the subject site at the rear right of way access.</p> <p>Advice Note: The sign shall be to the standard industry specification RDR1 and shall be supplied and installed by an industry recognised supplier/installer of road signs.</p>
11	<p>Carpark and Accessway Line Marking</p> <p>Prior to the occupation of the development, line marking of the car park and accessways as detailed on approved drawing LUC103 R1 titled 'Car Parking Layout Full Site Plan' shall be completed.</p>
12	<p>Noise</p> <p>All noise generating activities associated with the implementation of this resource consent on, or in the vicinity of, the subject site (which can include (but is not limited to) any demolition, earthworks and construction activities, and ancillary activities (such as deliveries, loading and unloading goods, transferring tools, etc) shall not exceed the noise limits stipulated in NZS 6803:1999 Acoustics - Construction Noise (or any subsequent revision), and may only be carried out:</p> <ul style="list-style-type: none"> • Between the hours of 7:30am and 6pm, Monday to Saturday; and • Quiet setting up of site (not including running of plant or machinery) may start at 6.30 am. • Work must not be carried out on a Sunday or public holiday (and any following Monday on which that public holiday is observed).
13	<p>Earthworks</p> <p>Prior to the commencement of earthworks, an Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with Greater Wellington's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region February 2021 and submitted to the consent authority for certification. No earthworks activity on the subject site shall commence until the consent authority has certified that the ESCP satisfactorily meets the requirements of GD05.</p> <p>The ESCP must contain sufficient detail to address the following matters:</p> <ol style="list-style-type: none"> a) Specific erosion and sediment control works for the earthworks (location and dimensions, capacity and design); b) Locations of topsoil stockpiles (if any); c) All key erosion and sediment control structures; d) Detail for how conveyance of discharges from the site will avoid adjoining properties; e) Monitoring and maintenance requirements; f) Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.
14	There must be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, all accumulated sediment must immediately be removed and correctly disposed. In no instance must roads or footpaths be washed down with water

	without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.
15	There must be no damage to public roads, footpaths, berms, kerbs, drains or other public asset as a result of the earthworks activity. In the event that such damage does occur, the consent holder shall notify the consent authority within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.
16	<p>Soft Landscaping</p> <p>All soft landscaping shown on the approved landscaping plans shall be planted in the first planting season following occupation of the development and shall be maintained in general accordance with the landscaping plans approved under Condition 1. Any dead or dying species shall be replaced within the following planting season.</p>
17	<p>Hard Landscaping</p> <p>All hard landscaping shown on the approved landscaping plans shall be constructed prior to the occupation of the development and shall be maintained in general accordance with the landscaping plans approved under Condition 1.</p>
18	<p>Roading</p> <p>Any damaged crossing, footpath and/or berms are to be reinstated to standard kerb and channel, berm and footpaths in accordance with Council's engineering standards. Any works required in accordance with this condition shall be undertaken within 20 working days following commencement of the activity or as required by Councils Compliance Officer.</p>
19	<p>Soil Contamination</p> <p>Prior to the commencement of earthworks, a Site Management Plan (SMP) shall be submitted to and approved by the consent authority. The SMP must be prepared by a suitably qualified environmental practitioner and shall detail measures to ensure the soil disturbance undertaken within the red hatched area in figure 3 (page 9) of the approved Preliminary Site Investigation complies with the permitted activity thresholds in accordance with Regulation 8(3) of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. All works must be undertaken in accordance with the approved SMP under the supervision of a suitably qualified environmental practitioner.</p> <p>Advice Note: In the event the permitted activity thresholds cannot be met, the Consent Holder will need to obtain a land use consent pursuant to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.</p>
20	<p>Signs</p> <p>The approved signs shall not be illuminated and the consent holder shall ensure they are maintained to a near new standard at all times.</p>
<p>Advice Notes</p>	

1	<i>The reasonable costs incurred by Rangitikei District Council arising from the supervision and monitoring of this consent will be charged to the consent holder. This may include routine site inspections to review and assess compliance with the conditions of consent and responding to complaints or enquiries relating to the consented activity.</i>
2	<i>Charges set in accordance with Section 36(1)(c) of the Resource Management Act 1991 shall be paid to the consent authority for the carrying out of its functions in relation to the administration, monitoring and supervision of this resource consent and for the carrying out of its functions under Section 35 of the Act.</i>
3	<i>In accordance with section 127 of the Resource Management Act 1991, the consent holder may at any time apply for the change or cancellation of any conditions of this consent.</i>
4	<i>Pursuant to section 125 of the Resource Management Act 1991 this consent will lapse on the expiry of 5 years after the date of commencement of the consent, unless:</i> <ul style="list-style-type: none"> <i>a. The consent is given effect to, or;</i> <i>b. An application for an extension of time is made before the consent lapses.</i>
5	<i>Should the applicant come across an archaeological artifact at any time during the development or earthworks on site, the applicant would be required to cease operation immediately and notify Heritage New Zealand Pouhere Taonga in accordance with legal obligations imposed through the HNZPT Act 2014.</i>

PROJECT:

BULLS MOTEL

CLIENT:

DT HOLDINGS LIMITED

ADDRESS:

10 CRITERION STREET, BULLS

LEGAL DESCRIPTION:

LOT 3 DP 532986

APPROVED PLANS RM240056
Thursday, 24 October 2024

pak design

ARCHITECTURAL DESIGNERS
Level 1, 328 Church Street, Palmerston North
P: 06 350 3902 C: 027 204 9423
Email: Office@pakdesign.co.nz www.pakdesign.co.nz
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CONTENTS:

ARCHITECTURAL:	
LUC100	Cover & Location Plan
LUC101	Site Plan - Boundary Changes
LUC102	Proposed Land Swap Areas
LUC103	Drainage & Service Locations
LUC104	Site Plan
LUC105	Car-Parking Layout
LUC106	Full Site Plan
LUC107	Landscaping Plan
LUC108	Landscaping Details
LUC109	Landscape Selections 1
LUC110	Landscape Selections 2
LUC111	Block A - Floor Plans
LUC112	Block A - Revit
LUC113	Block A - Perspectives
LUC114	Block B + C - Floor Plans
LUC115	Block B - Revit
LUC116	Block B - Perspectives
LUC117	Block C - Revit
LUC118	Block C - Perspectives
LUC119	Block D - Revit
LUC120	Block D - Perspectives

CONSULTANTS:

LIGHTING:
Refer to JA Russell Car Park Lighting Documentation

LAND USE / RESOURCE CONSENT DRAWINGS ONLY



1. ALL DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTOR
BEFORE MANUFACTURE & CONSTRUCTION. DO NOT SCALE OFF
DRAWINGS. DESIGN DRAWINGS MAY NOT BE TO EXACT DIMENSIONS.
2. THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL
SPECIFICATIONS, ENGINEER & SUB-CONSULTANTS DOCUMENTATION &
TRADE RELATED PUBLICATIONS. CONSTRUCT IN ACCORDANCE
WITH THE DRAWINGS, LEADERS AND NOTES PROVIDED
REGULATORY DOCUMENTS & TERRITORIAL AUTHORITY REQUIREMENTS.

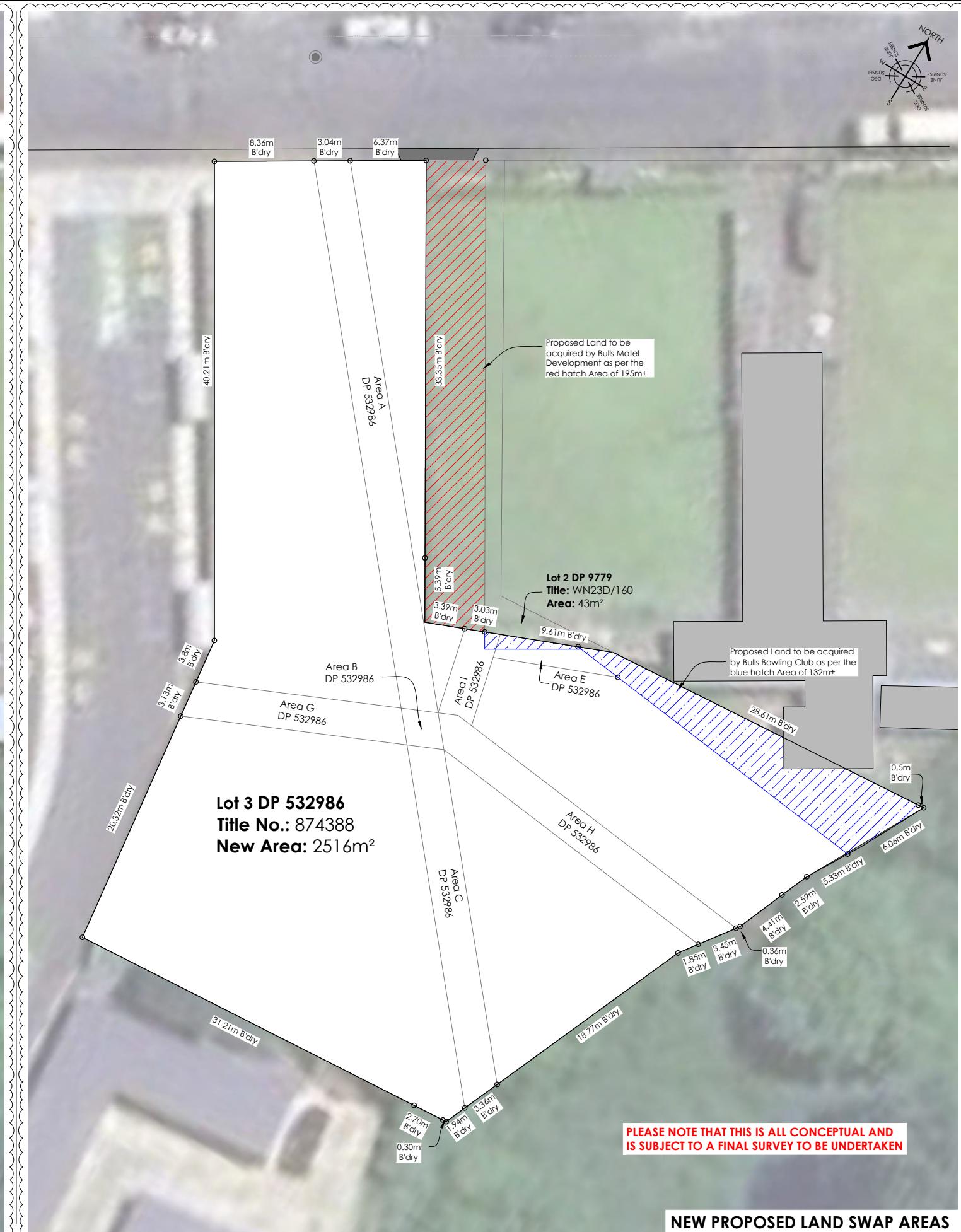
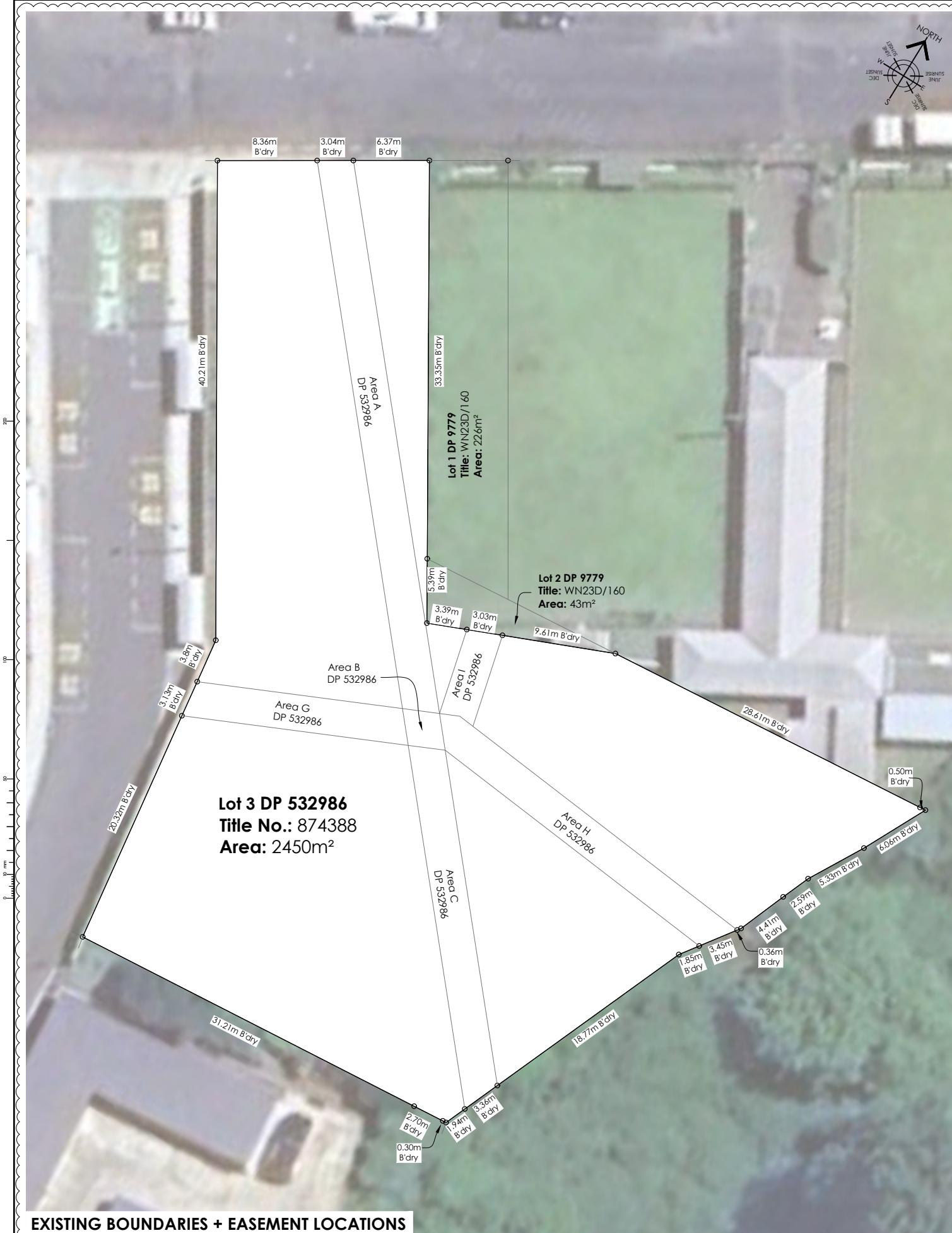
DATE: 17-Oct-24 JOB #: 18067

DESIGNED: MCJ DRAWN: NIO

ISSUE: RC Consent CHECKED: MCJ

SCALE (A1): DRAWING #: REV:

1:1,500 LUC100 R1



EXISTING BOUNDARIES + EASEMENT LOCATIONS

11. ALL DIMENSIONS TO BE CONSIDERED ON SITE BY CONTRACTOR BEFORE MANUFACTURE / CONSTRUCTION. DO NOT SCALE OFF DRAWINGS. NOTIFY DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.		
REV	DATE	AMENDMENT
R0	16.04.24	Issued for Land Use Consent
R1	17.10.24	Site Boundaries revised to match new CT



PRINT
COLOR

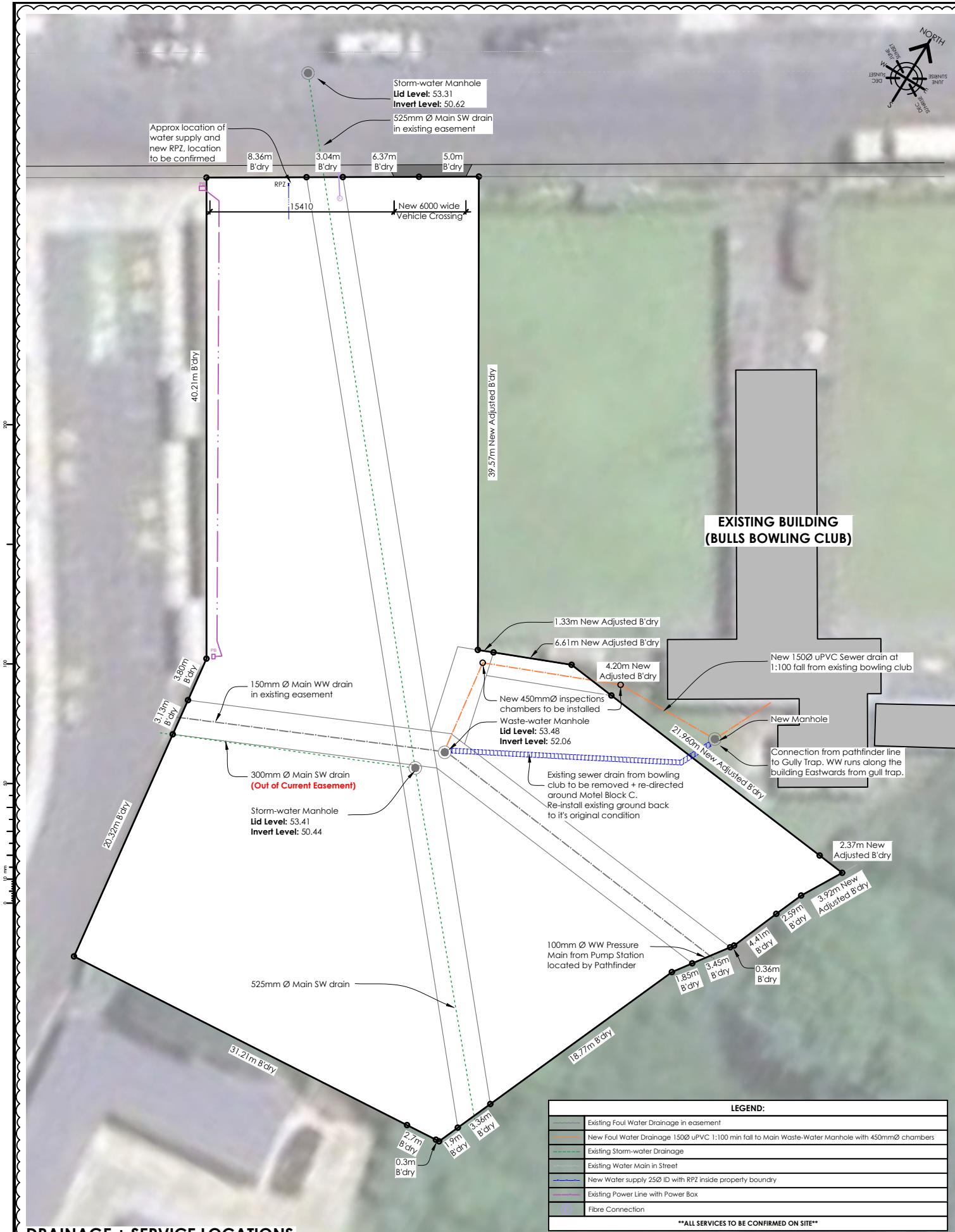
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APPROVED PLANS RM240056

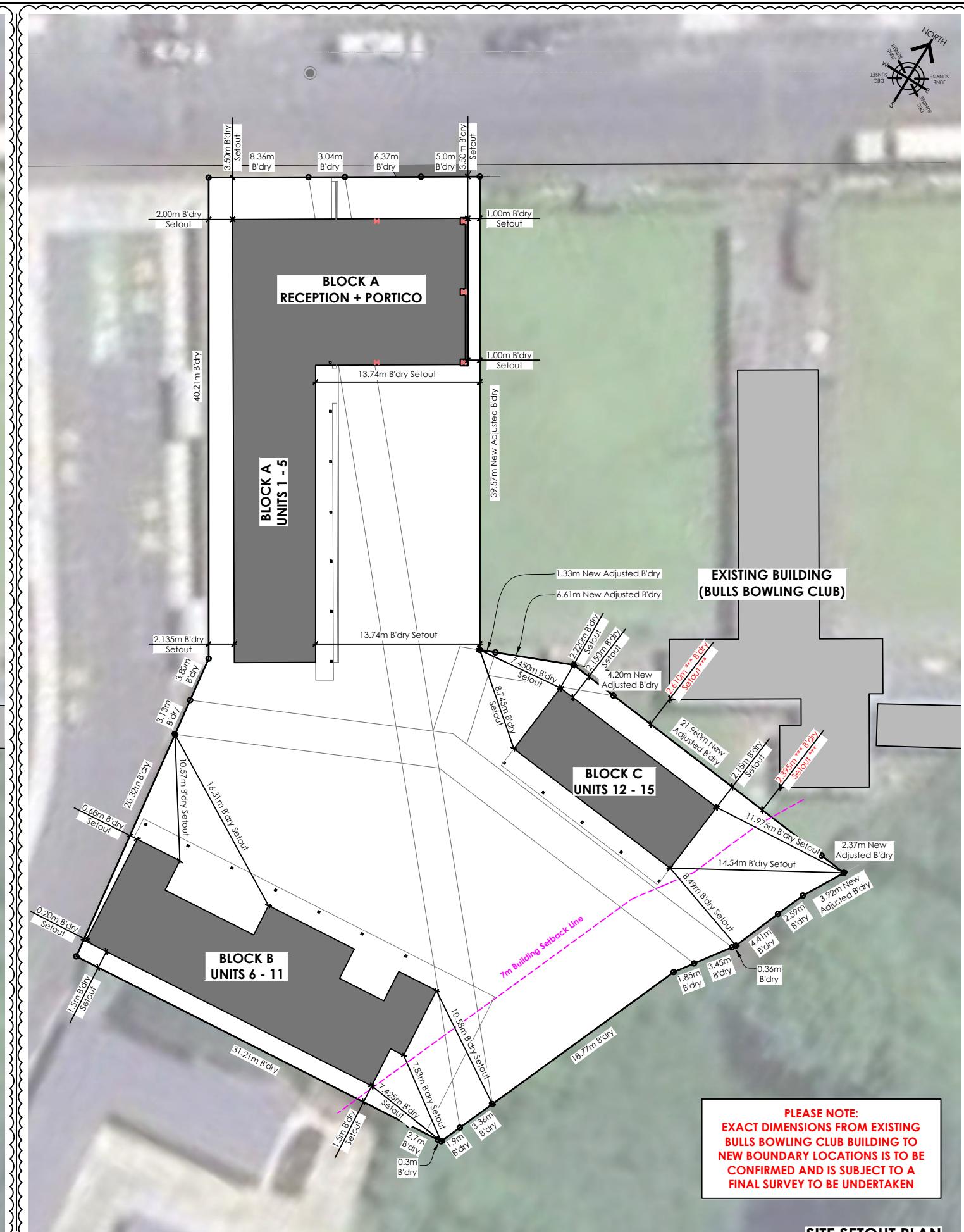
Thursday, 24 October 2024

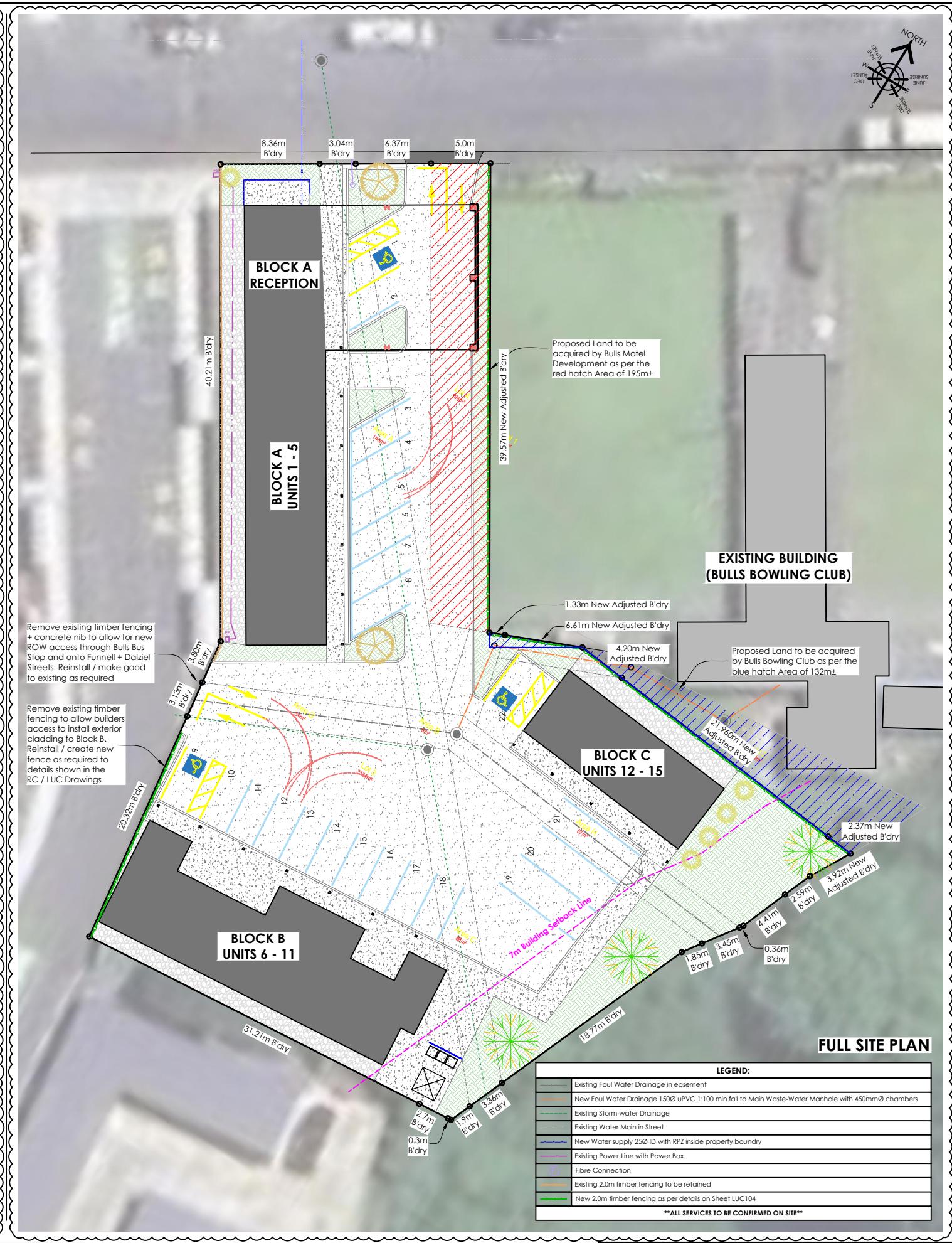
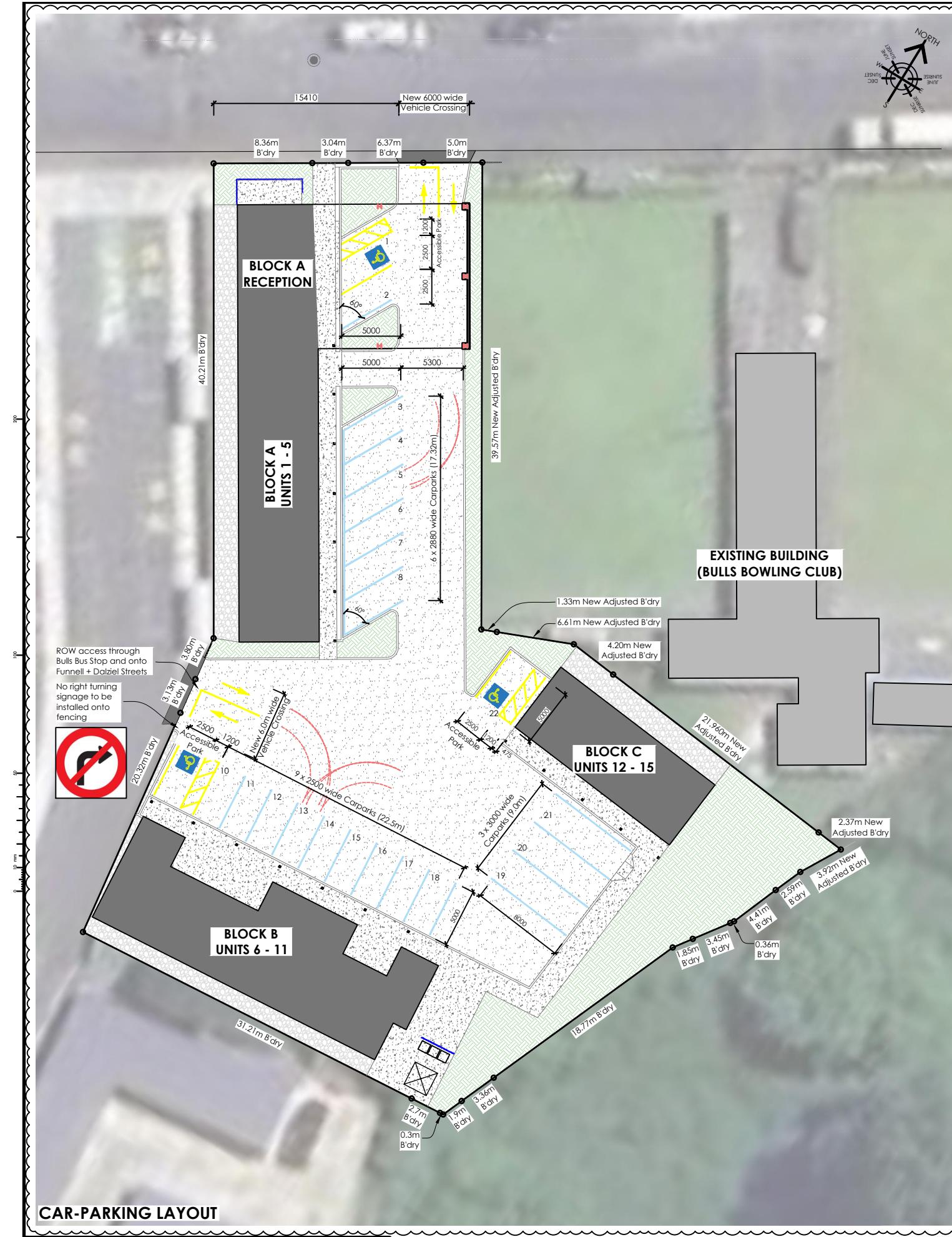
JECT: ils Development Criterion Street, Bulls	DATE: 17-Oct-24	JOB #: 18067
NING TITLE: e - Boundary Changes	DESIGNED: MCJ	DRAWN: NIO
	ISSUE: RC Consent	CHECKED: MCJ
SCALE (A1):	DRAWING #: LUC101	REV: R1
1 : 200		



DRAINAGE + SERVICE LOCATIONS

REV	DATE	AMENDMENT
R0	16.04.24	Issued for Land Use Consent
R1	17.10.24	Site Boundaries revised to match new CT





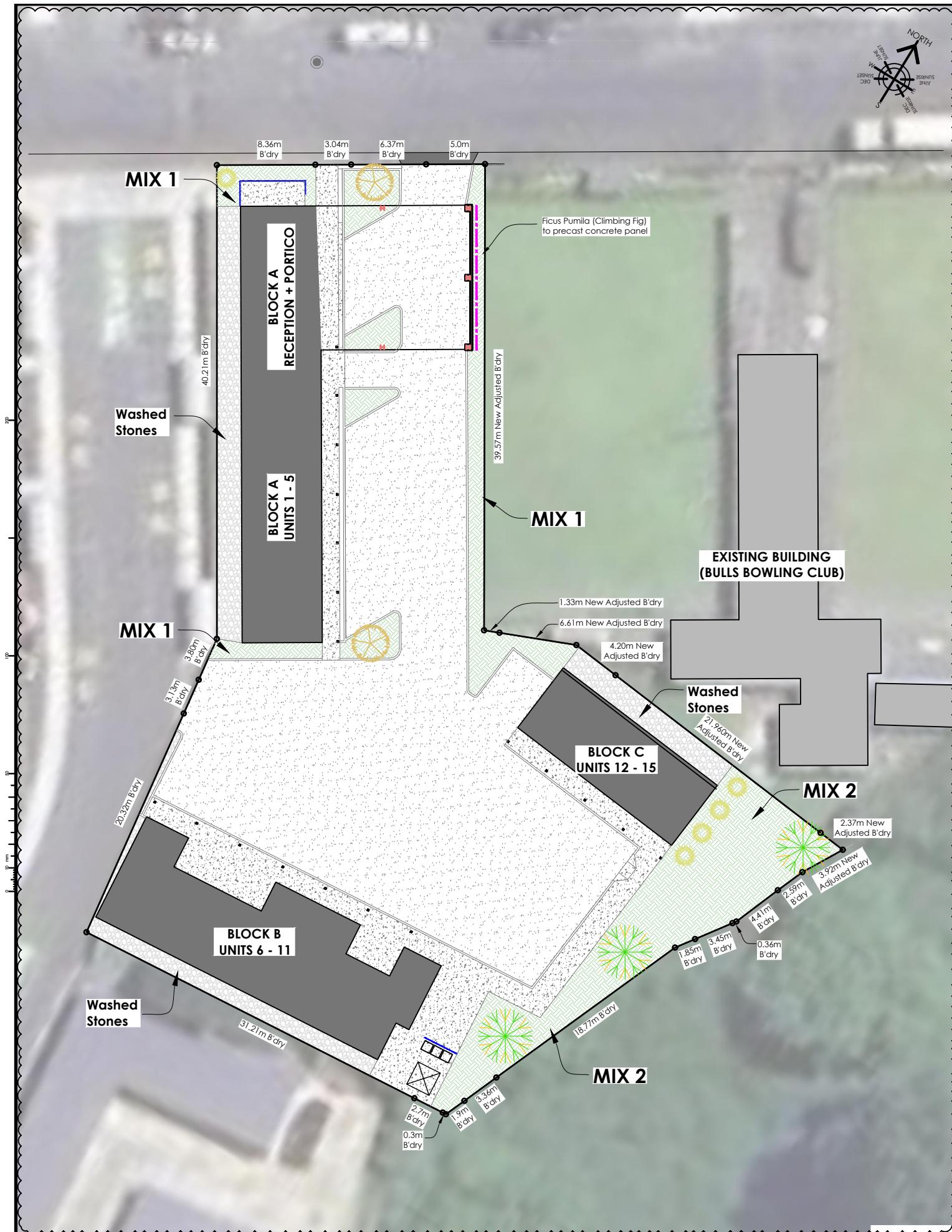
APPROVED PLANS RM240056

Thursday, 24 October 2024



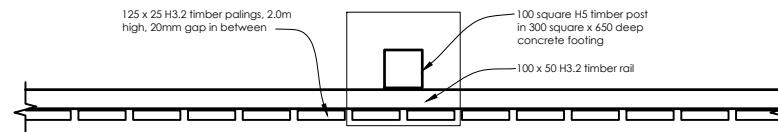
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E: office@pakdesign.co.nz W: www.pakdesign.co.nz

JECT: ulls Development Criterion Street, Buls	DATE: 17-Oct-24	JOB #: 18067
	DESIGNED: MCJ	DRAWN: NIO
	ISSUE: RC Consent	CHECKED: MCJ
AWING TITLE: ar-Parking Layout Site Plan	SCALE (A1): 1 : 200	DRAWING #: LUC103
		REV: R1



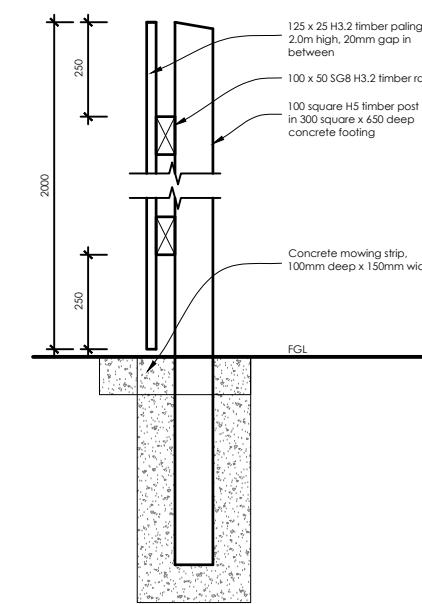
[1] ALL DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTOR BEFORE MANUFACTURE / CONSTRUCTION.
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REV	DATE	AMENDMENT
R0	16.04.24	Issued for Resource Consent
R1	17.10.24	Site Boundaries revised to match new CT



TYPICAL FENCE AT POST DETAIL

Scale 1:10



TYPICAL TIMBER FENCE SECTION

Scale 1:10

LEGEND:

- Fixinus Griffithii x3 (35L)
- Alectryon Execelus x3 (35L)
- Hoheria Angustifolia x7 (35L)
(Block A x1)
(Block C x6)
- Ficus Plumila (Climbing Fig) to Concrete Precast Panel

MIX 1: Total 103 Plants

- Aceana Purpurea x40 (1L)
- Dianella Revelation x15 (2L)
- Hebe Wiri Mist x15 (2L)
- Pittosporum 'Mountain Green' x20(2L)

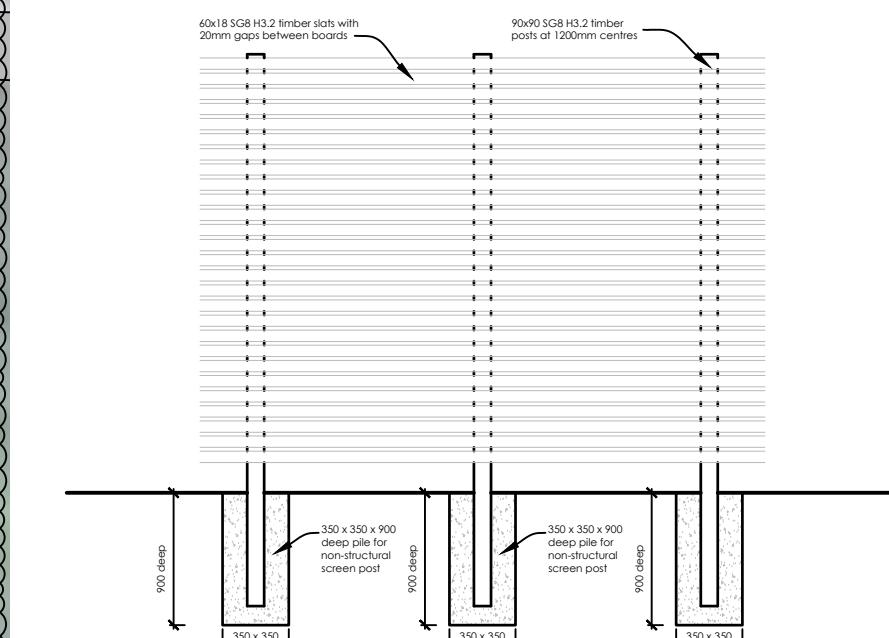
MIX 2: Total 75 Plants

Large Shrubs:

- Pittosporum Tenuifolium 'Stephens Island' x5 (18L)
- Pseudopanax Crassifolius x5 (18L)
- Pseudopanax Lessonii 'Dark Star' x5 (18L)

Planting:

- Aceana Purpurea x15 (1L)
- Dianella Revelation x15 (2L)
- Asplenium Bulbiferum x15 (2L)
- Clivia miniata x15 (2L)



TYPICAL ELEVATION SCREENS RECEPTION + RUBBISH BIN AREAS

Scale 1:20

APPROVED PLANS RM240056
Thursday, 24 October 2024

PROJECT: Bulls Development 10 Criterion Street, Bulls	DATE: 17-Oct-24 JOB #: 18067
DESIGNED: MCJ DRAWN: NIO	
ISSUE: RC Consent CHECKED: MCJ	
DRAWING TITLE: Landscaping Plan Landscaping Details	SCALE (A1): DRAWING #: REV:
	1:10, 1:20, 1:200 LUC104 R1

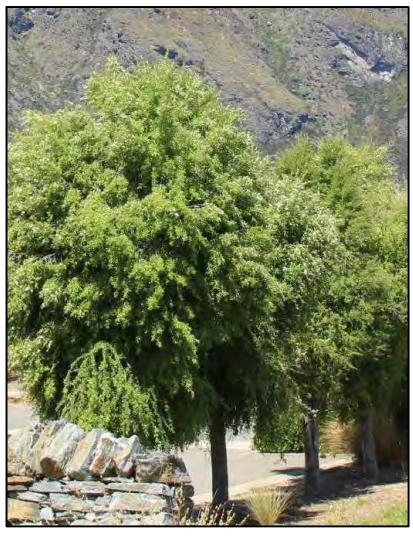
Trees



Alectryon Execelsus



Faxinus Griffithii



Hoheria Angustifolia

Large Shrubs



Pittosporum Tenuifolium 'Stephens Island'



Pseudopanax Crassifolius



Pseudopanax Lessonii 'Dark Star'

Plant Mix 1



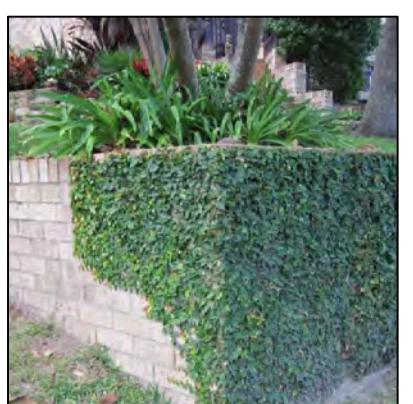
Aceana Purpurea



Dianella Revelation



Hebe Wiri Mist



Ficus Pumila (Climbing Fig)



Pittosporum 'Mountain Green'



Aceana Purpurea



Aceana Purpurea



Asplenium Bulbiferum



Clivia Miniata



Dianella Revelation

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3) CONTRACTOR TO MAKE A COPY OF DRAWINGS FOR THE TERRITORIAL AUTHORITY.		
4) DRAWINGS ARE THE PROPERTY OF THE DESIGNER.		
5) DRAWINGS ARE NOT TO BE COPIED OR REPRODUCED.		





CARPARK

30mm Asphaltic Concrete
(DG7), over Tack Coat



FOOT PATHS

100mm Thick Concrete footpaths.



FENCING

New Standard 2.0m high Timber Fencing.
300 wide concrete mowing strip under.

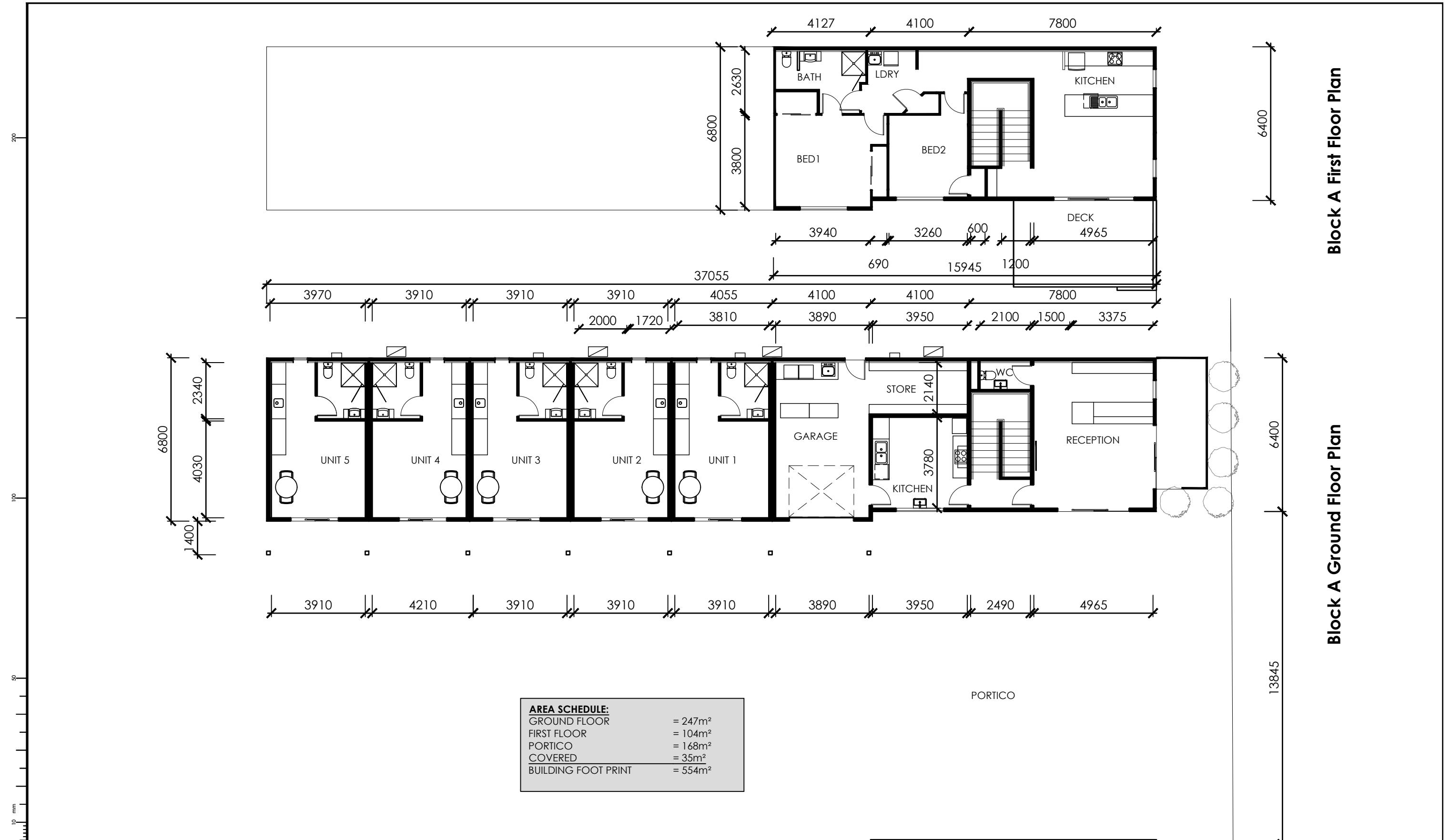
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ALL DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTOR. DO NOT SCALE DRAWINGS. DESIGNER IMMEDIATELY OR ANY DISCREPANCIES.	REV	DATE	AMENDMENT
	R0	16.04.24	Issued for Resource Consent



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PROJECT: Bulls Development	DATE: 16-Apr-24	JOB #: 18067
DESIGNED: MCJ	DRAWN: NIO	
ISSUE: RC Consent	CHECKED: MCJ	
DRAWING TITLE: Landscape Selections 2	SCALE (A1):	DRAWING #: REV: LUC106 R0



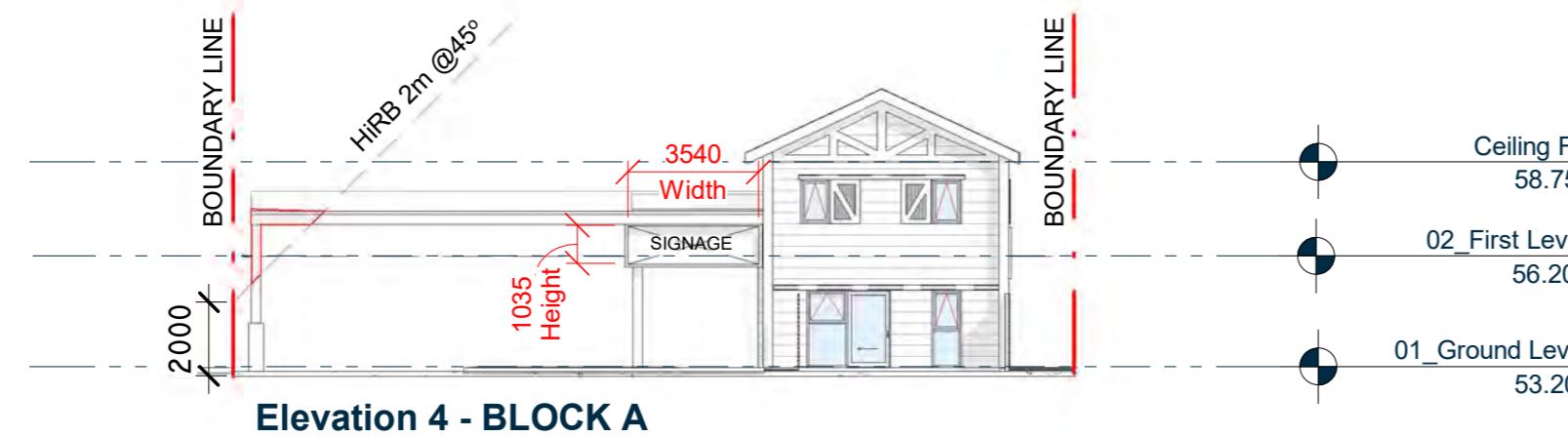
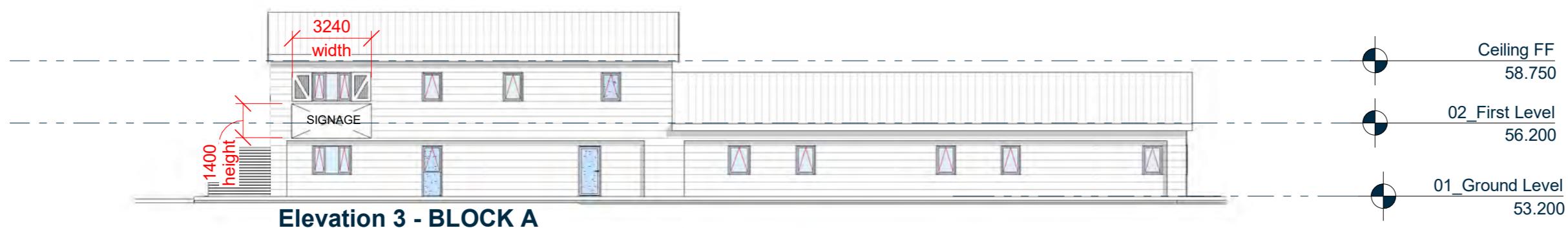
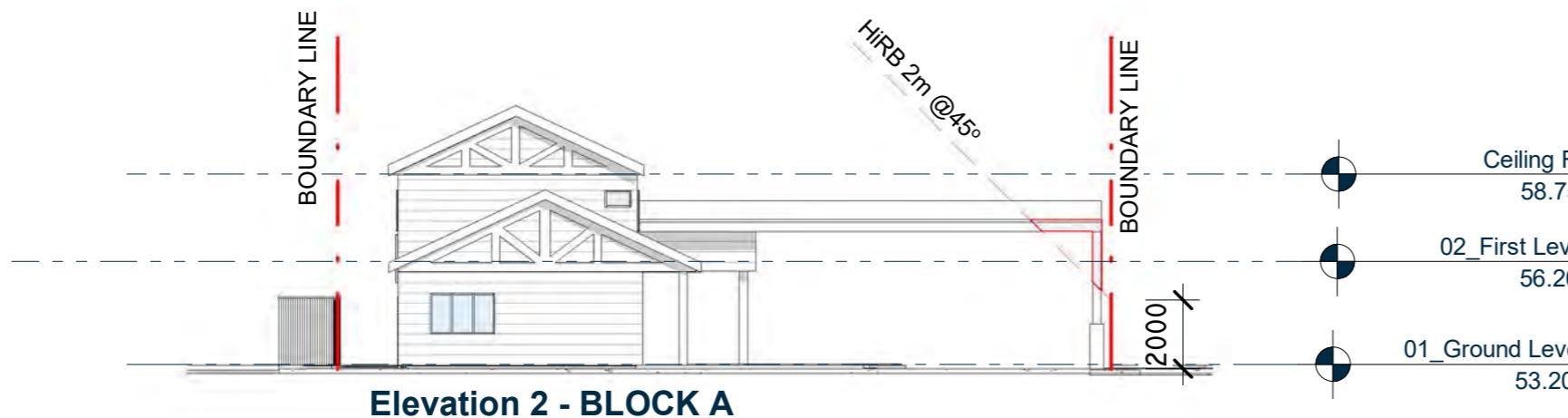
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APPROVED PLANS RM240056
Thursday, 24 October 2024

PROJECT:
BULLS DEVELOPMENT
Criterion St, Bulls
DRAWING TITLE:
Proposed Block A Floor Plan

DATE:	11-Apr-24	JOB #:	18067
DESIGNED:	MCJ	DRAWN:	MCJ
ISSUE:	Proposal	CHECKED:	MCJ
SCALE:		DRAWING #:	
A3 @ 1:150	LUC107	REV:	RO



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 2) THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, ENGINEER & SUB-CONSULTANT DOCUMENTATION & TRADE RELATED PUBLICATIONS. CONSTRUCT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE & OTHER STATUTORY, REGULATORY DOCUMENTS & TERRITORIAL AUTHORITY REQUIREMENTS.



BLOCK A _ ENTRANCE VIEW



BLOCK A _ STREET VIEW



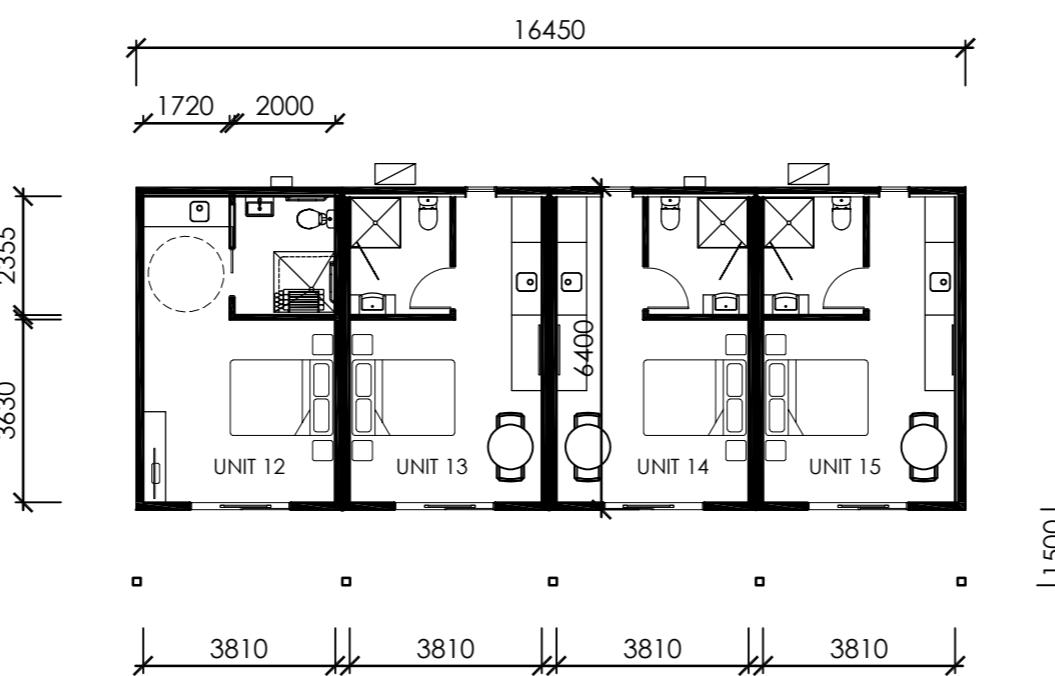
BLOCK A _ FROM CARPARK

APPROVED PLANS RM240056
Thursday, 24 October 2024

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Block B Floor Plan



Block C Floor Plan

AREA SCHEDULE:	
GROUND FLOOR	= 106m ²
COVERED	= 25m ²
BUILDING FOOT PRINT	= 131m ²

pak design

ARCHITECTURAL DESIGNERS
Level 1, 328 Church Street, Palmerston North
P: 06 350 3902 C:027 204 9423
E:office@pakdesign.co.nz W:www.pakdesign.co.nz
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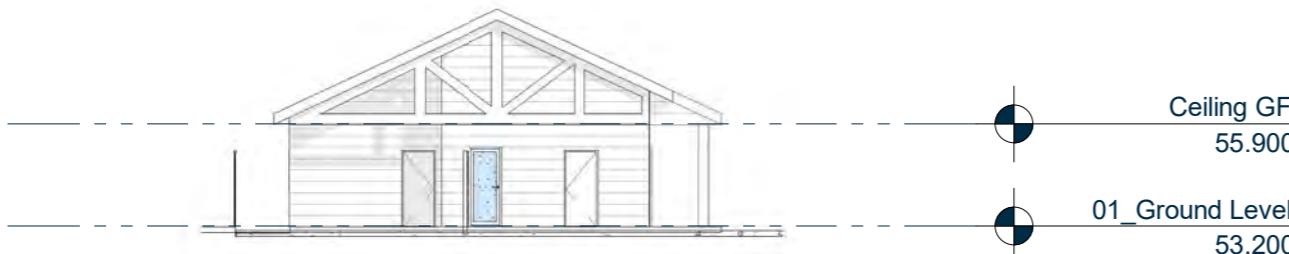
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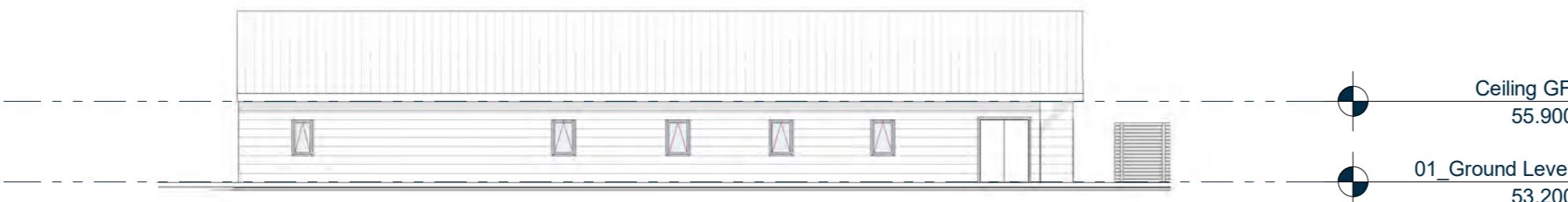
PROJECT: BULLS DEVELOPMENT Criterion St, Bulls	DATE:	23-Apr-24	JOB #:	18067
	DESIGNED:	MCJ	DRAWN:	MCJ
	ISSUE:	Proposal	CHECKED:	MCJ
DRAWING TITLE: Proposed Block B + C Floor Plan	SCALE:		DRAWING #:	REV:
	A3	@ 1:150	LUC110	R0



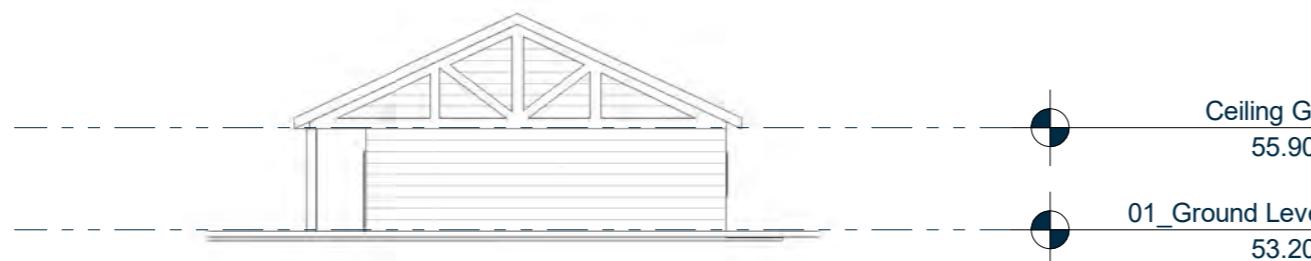
Elevation 5 - BLOCK B



Elevation 6 - BLOCK B



Elevation 7 - BLOCK B



Elevation 8 - BLOCK B

APPROVED PLANS RM240056
Thursday, 24 October 2024

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BLOCK B _ ENTRANCE VIEW



BLOCK B _ SIDE VIEW FROM BLK C



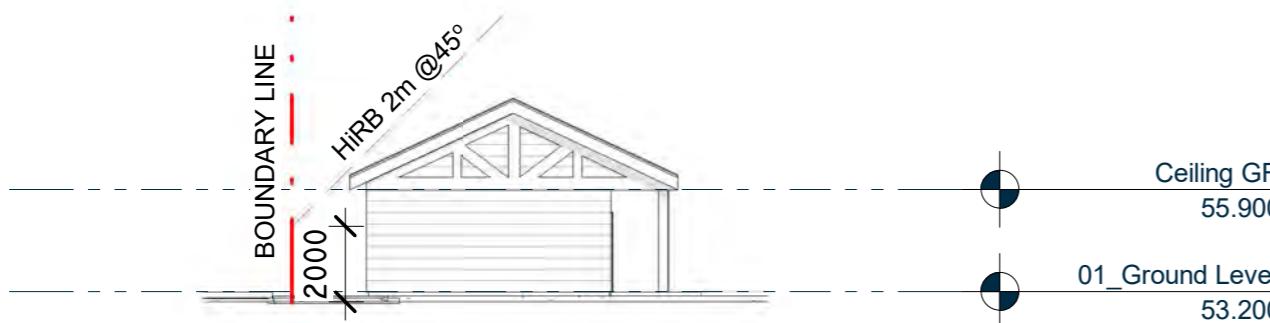
BLOCK B _ SIDE VIEW FROM NEIGHBOUR SIDE

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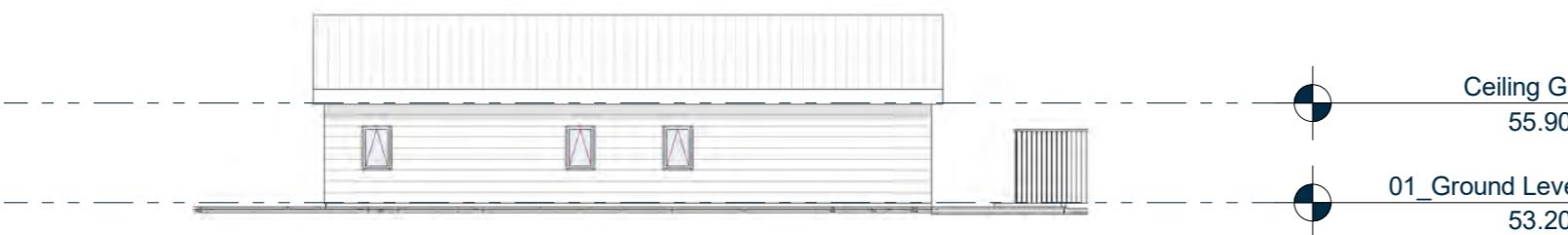
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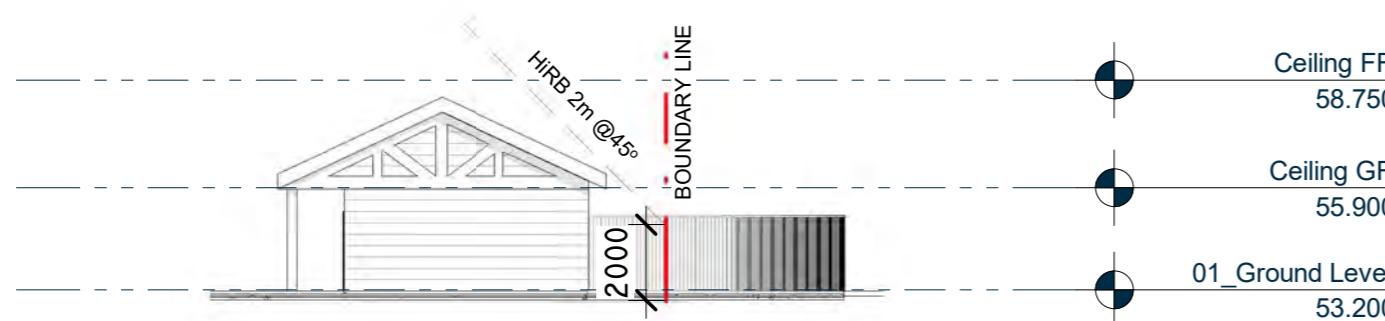
Elevation 9 - BLOCK C



Elevation 10 - BLOCK C



Elevation 11 - BLOCK C



Elevation 12 - BLOCK C

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BLOCK C _ SIDE VIEW FROM CARPARK

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BLOCK C _ SIDE VIEW FROM NEIGHBOURS

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lighting
solutions

Designed by:
J.A. Russell Ltd
ELECTRICAL & DATA SUPPLIERS
PH:(06) 350 1593
regan.young@jarussell.co.nz
Lighting Design 2024 © J.A.Russell Ltd

Radcliffe
ELECTRICAL

Client:
trydan
Electrical Limited

Project Name:
Motel External Car Park Lighting
Project Address:
Criterion Street Bulls

Project:
Motel External
Car Park Lighting

Address:
Criterion Street
Bulls

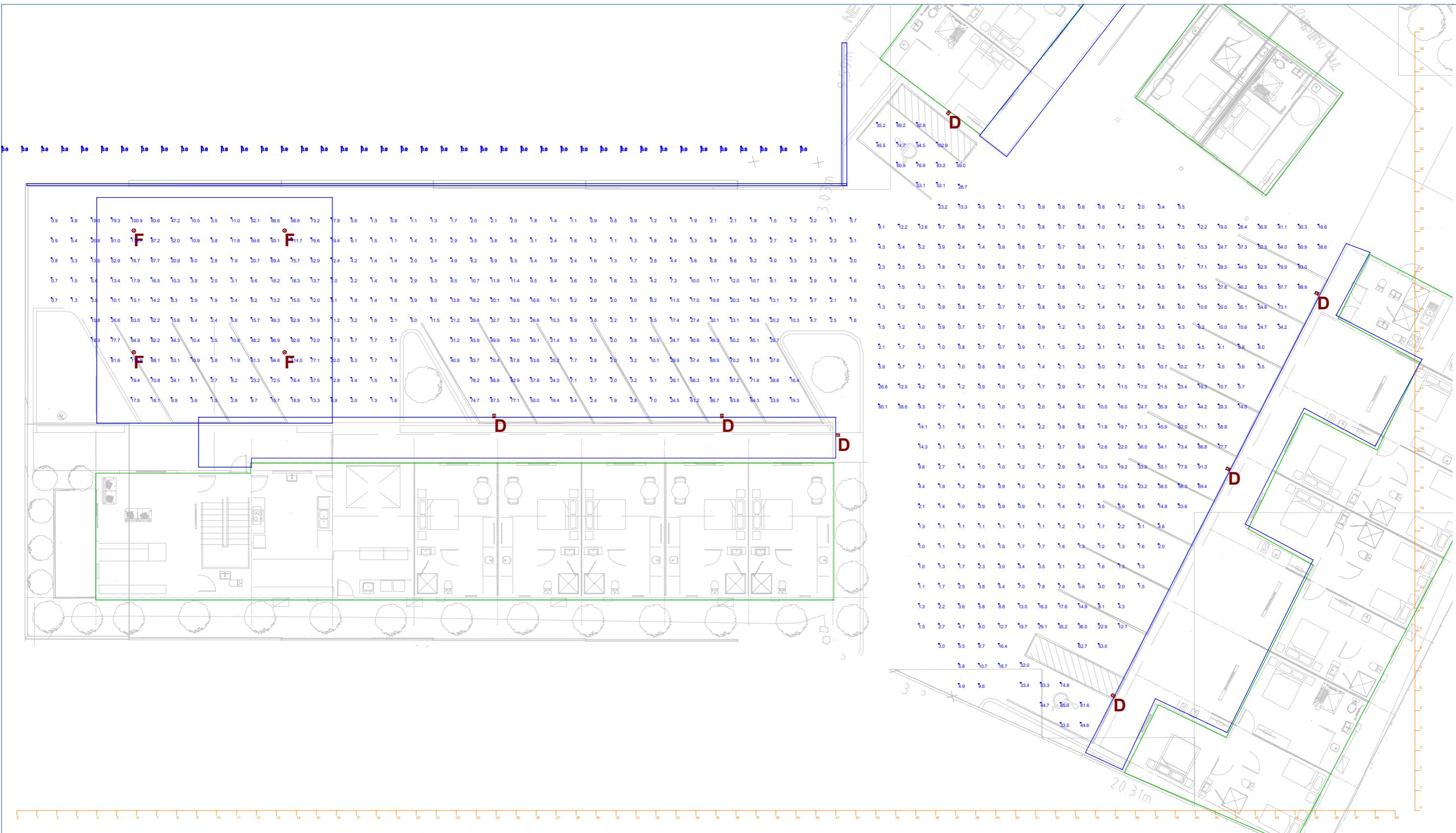
Client:

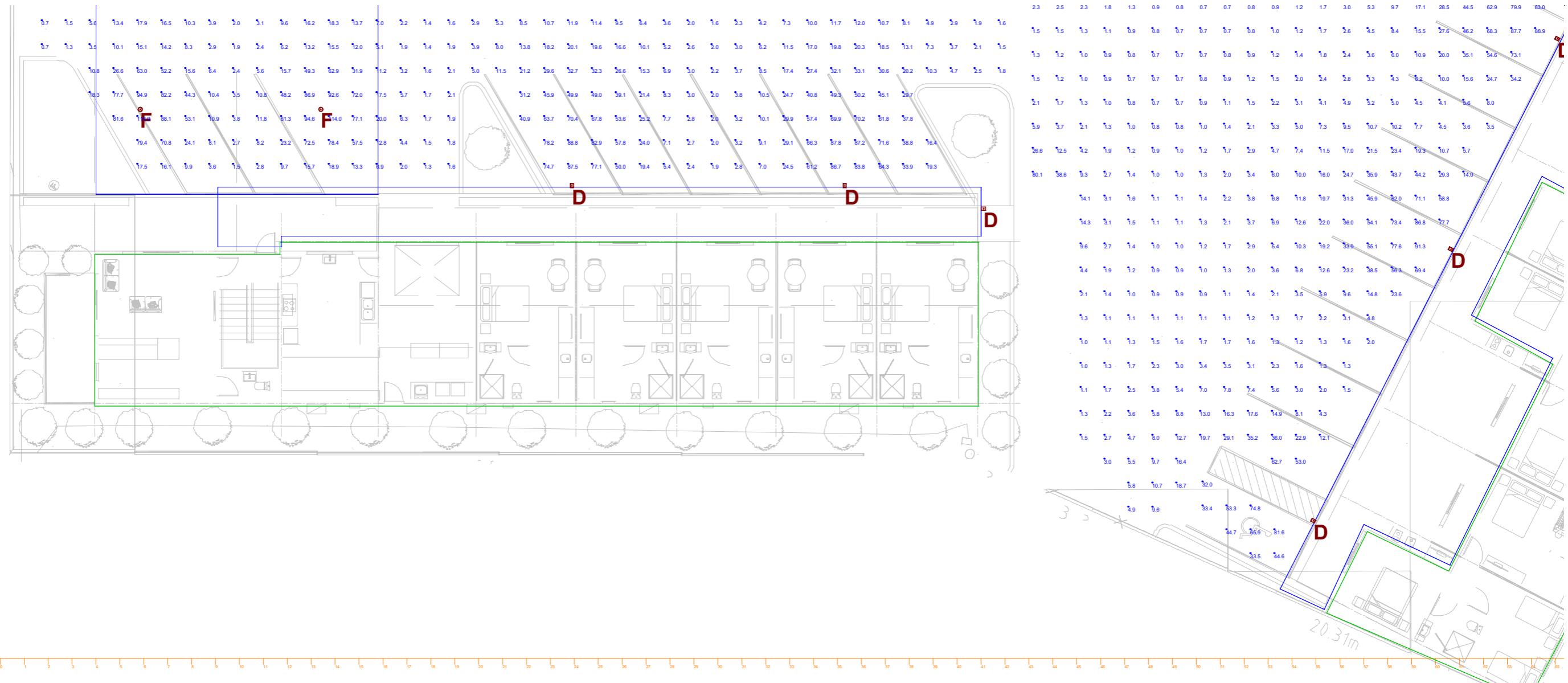
trydan
Electrical Limited

Design Time:
2 hours of professional service

Quote No(s): APPROVED PLANS RM240056
XXXXXX Thursday, 24 October 2024

Designed by: J.A. Russell Ltd ELECTRICAL & DATA SUPPLIERS PH:(06) 350 1593 regan.young@jarussell.co.nz Lighting Design 2024 © J.A.Russell Ltd	Client: trydan Electrical Limited	Project Name: Motel External Car Park Lighting Project Address: Criterion Street Bulls	Designed by: RY 20/03/2024	Date: 20/03/2024	Design No: LSD11700-0
			Checked by: KM 20/03/2024	Date: 20/03/2024	Revision: 0 Page 1 of 6





APPROVED PLANS RM240056
Thursday, 24 October 2024

NOT FOR CONSTRUCTION

Designed by:

J.A. Russell Ltd
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regan.young@jarussell.co.nz
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Radcliffe
ELECTRICAL

Turydan
Electrical Limited

Client:

Project Name:

Motel External Car Park Lighting

Project Address:

Criterian Street Bulls

Designed by:

RY

Date:

20/03/2024

Design No:

LSD11700-0

Checked by:

KM

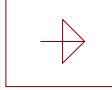
Date:

20/03/2024

Revision:

0

Page 3 of 6

Luminaire Schedule									
Symbol	Qty	Label	Lumens	LLF	Description	Power	[MANUFAC]	Image	
	4	F	1810	0.750	D_LIGHT 20W LED 4K RND FIXED SILVER L70_50HRS IP65 IK08	20	HALCYON LIGHTS		
	7	D	3152	0.750	SMARTBRIGHT FLOODLIGHT G2 30W 4K AWB L70@50HRS IP65 IK08	30	PHILIPS		

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ELECTRICAL & DATA SUPPLIERS
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Radcliffe
ELECTRICAL

Client:


Project Name:

Motel External Car Park Lighting

Project Address:

Criterian Street Bulls

Designed by:

RY
20/03/2024

Design No:

LSD11700-0

Checked by:

KM
20/03/2024

Revision:

0
Page 4 of 6

Calculation Summary

Calculation Summary				
Label	Avg	Max	Min	Max/Avg
Car Park Area	11	91.3	0.7	8.02
Car Park Area 1	22	116.9	0.7	5.32
Disabled Area	69	102.9	35.2	N.A.
Disabled Area 1	52	81.6	32.0	N.A.
ObtrusiveLight	0	0.7	0.0	N.A.

LPD Area Summary			
Label	Area	Total Watts	LPD

Design Notes

Lighting Design based on LED Flood 3m
 Car Park PC3 CAT 3.5 lux avg-7 lux min
 PCD>14 lux min

Standard Design Parameters

Reflectances:	Office	Warehouse	Working plane height:	Maintenance Factors:
Ceiling	- 0.70	- 0.50	Office	- 0.70m
Wall	- 0.50	- 0.50	Warehouse General	- 0.70m
Floor	- 0.20	- 0.20	Warehouse Packing Bench	- 0.85m
Shelving	- 0.40		Tennis	- 1.00m
			Sports - General	- 0.00m

Maintenance Factors derived from AS/NZS1680.4:2001 based upon 2yr cleaning cycle/ Clean Room (Normal for Warehouse) / Medium size and lumen maintenance based on mean life of light source for legacy product and 5 year (20,000hrs) project life for (Office/Retail/Warehouse/ Exterior Carparks and Security) and 10 year (10,000hrs) project life for (Exterior Sports Lighting) for LED product.

APPROVED PLANS RM240056
Thursday, 24 October 2024

Designed by:

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 regan.young@jarussell.co.nz
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Radcliffe
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Project Address:
 Criterion Street Bulls

Designed by: **RY** Date: 20/03/2024 Design No: **LSD11700-0**
 Checked by: **KM** Date: 20/03/2024 Revision: **0** Page 5 of 6

Luminaire Images



Label : F



Representative Image only

Label : D

APPROVED PLANS RM240056
Thursday, 24 October 2024

Designed by:

J.A. Russell Ltd

ELECTRICAL & DATA SUPPLIERS

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Criterian Street Bulls

Checked by:

KM

Date:

20/03/2024

Revision:

0

Page 6 of 6



NOTIFICATION AND DECISION REPORT PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991 ('THE ACT')

1 INTRODUCTION

A land use consent application has been received for a 15 unit motel development including a two bedroom manager's residence.

The application is accompanied by:

- An AEE prepared by Geoworks Limited titled DT Holdings Ltd, 10 Criterion Street, Bulls, Application for Resource (Land Use) Consent dated 24 July 2024 ref: 23-355-AP1-LC;
- Architectural plans prepared by Pak Design, drawing numbers LUC100, LUC101, LUC102, LUC103, LUC104, LUC105, LUC106, LUC107, LUC108, LUC109, LUC110, LUC111, LUC112, LUC113, LUC114 Rev 0, dated 16 April 2024.
- Lighting plans titled Motel External Car Park Lighting prepared by JA Russell Ltd, drawing number LSD11700-0 pages 1 – 6 dated 20 March 2024.
- Preliminary Site Investigation prepared by Geo & Hydro – K8 Ltd dated 8 February 2024 ref: bucs-10 psi com v2.
- Geotechnical Assessment Report prepared by Tonkin and Taylor Ltd dated April 2019.

The application was lodged on 25 July 2024. Further information was requested on 2 August 2024 which was responded to in part on 5 August 2024. Further information was subsequently submitted on 6 September 2024, satisfying the further information request. The further information included:

- Traffic Impact Assessment Rev 01 prepared by LBC Ltd dated 6 September 2024
- NES-CS Assessment prepared by Geoworks Ltd (undated).

2 DESCRIPTION OF PROPOSAL

The proposal comprises a 15 unit motel, ancillary manager's residence (two bedrooms) and associated on-site vehicle parking and manoeuvring areas.

Built Form

The proposed motel complex is made up of three separate buildings:

- Block A – This block includes the reception, attached front portico, five one-bedroom units and a two bedroom manager's residence. The front part of the building is two storey and the balance of the building is single storey. Block A is positioned at the front of the site adjacent the western side boundary and northern front boundary.
- Block B – This block accommodates three two-bedroom units, three one-bedroom units and communal kitchen, laundry and ablutions at the rear of the building. Block B is positioned at the rear of the site adjacent the site's western side boundary and southern rear boundary.
- Block C – This block accommodates four one-bedroom units and is positioned adjacent the eastern side boundary.

All of the buildings are finished in black horizontal weatherboarding and incorporate pitched roofs finished in colorsteel roofing. Each building features a timber strapped front gable finished in a white colour. The front portico is flat roofed.

A screened refuse storage area is located behind Block B.

All buildings are sited clear of the stormwater and wastewater easements that traverse the site.

All buildings are sited a minimum 7m from the site's rear boundary in accordance with the recommendations contained in the Geotechnical Assessment Report.

Vehicle Access and Parking

Vehicle access is gained principally from Criterion Street via an existing crossing that will be upgraded/realigned. A secondary vehicle access is proposed to the rear of the site at the western boundary. The site has rights of way access over the rear portion of the adjacent western lot owned by Council (occupied by the Bulls Community Centre (Te Matapihi)) enabling access to Funnell Street to the south (see further commentary in section 3).

Both of the access points will be two way. To prevent vehicles exiting the rear access and entering the adjacent northern bus interchange, which the site does not have a right of access over, the applicant proposes to install a 'no right turn' sign at this entrance.

The development includes a 5.1m wide two-way vehicle accessway off Criterion Street with angle parking located in front of block A consisting of one accessible space and seven standard parking spaces. Further into the complex a large, sealed area is proposed to support the vehicle manoeuvring requirements of the parking associated with blocks B and C. Ten parking spaces are proposed in front of block B with one of these to be an accessible space. A third accessible parking space is proposed adjacent the western side of block C. Three larger (8m x 3m) parking spaces are proposed south of block C. The accessway, car parks and vehicle manoeuvring areas are to be sealed.

The vehicle access and parking layout is designed in accordance with AS/NZS2890.1. The vehicle access and parking areas are proposed to be externally illuminated as per the lighting details shown in the lighting plans prepared by JA Russell Ltd.

Servicing

Stormwater will discharge into the existing stormwater main that traverses the central part of the site.

Wastewater will discharge into the existing wastewater main that traverses the site. An existing wastewater pipe between the adjacent Bulls Bowling Club and wastewater main within the site will be removed and re-directed around the western side of proposed block C, to be located within wastewater easements approved under subdivision consent RM240024 (see further information at section 3.1).

Water connection will be made to the reticulated water main in Criterion Street.

Underground telecommunication and power connections are proposed at the site frontage.

Earthworks

The applicant confirms earthworks will comprise site scraping and excavation necessary to prepare building foundations. The application states that standard conditions of consent are expected in respect to erosion and sediment control and archaeological accidental discovery protocols. The application states all earthworks will be in accordance with Council's Subdivision and Development Code of Practice.

Landscaping

Soft landscaping is proposed throughout the site, at the site frontage forward of block A, along the eastern side of the accessway, to the front and rear of the angled parking spaces and along the rear boundary. A total of 178 landscaping plants are proposed.

Hard landscaping includes 2m high closed boarded timber fencing (unpainted) to the site boundaries and a horizontal white slatted timber screen at the site frontage providing privacy to the front courtyard serving the reception area.

Signage

Business identification signage comprising 'The Stables Motel' is proposed to the front and western facades of block A. The front sign will be 1035mm x 3540mm and the side sign will be 1400mm x 3240mm. The signage will not be illuminated.

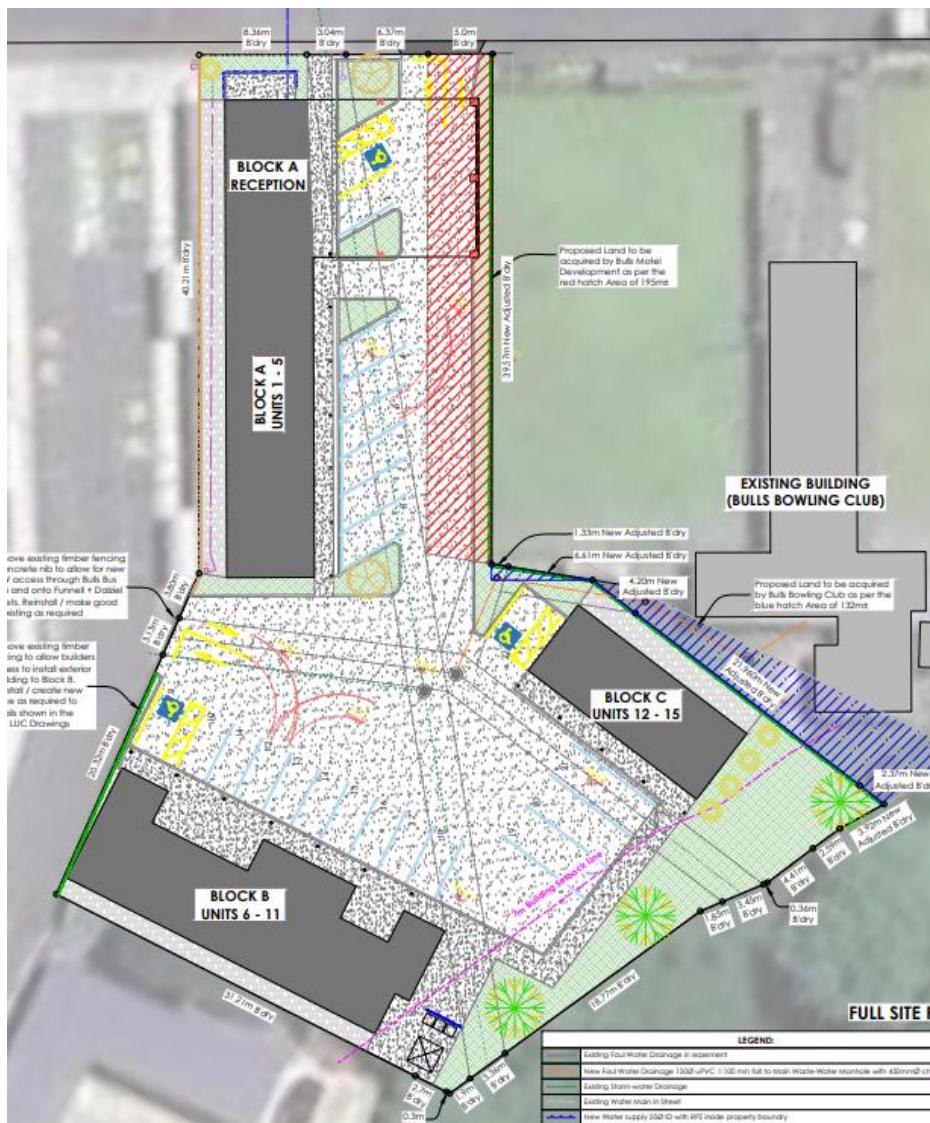


Figure 1: Proposed site plan including landscaping



BLOCK A _ ENTRANCE VIEW



BLOCK B _ ENTRANCE VIEW



BLOCK C _ SIDE VIEW FROM
CARPARK

Figure 2: Proposed rendered perspectives

3 SITE DESCRIPTION

3.1 Subject Site

The subject site is vacant and previously formed part of the car park associated with the Criterion Hotel which was demolished some years ago. The site takes on a generally unkept appearance with stockpiles of earth and broken concrete/asphalt in the centre of the site. The front half of the site is sealed, a remnant of the carpark that once served the Criterion Hotel. The rear half of the site is metalled.

The site is relatively flat and enclosed with perimeter fencing comprising 1.8m high corrugated iron on its common side boundary with the Bulls Bowling Club, 2.5m high closed boarded timber along the western side boundary and wire mesh netting along part of the rear common boundary shared with 5 Funnell Street. Low level vegetation (flax etc) is adjacent the site's rear boundary. The land beyond the site to the southeast drops away sharply to a lower river terrace. "

Vehicle access to the site is gained from a vehicle crossing at the Criterion Street frontage. The site benefits from rights of way access over the adjacent western lot (Lot 1 DP 532986) and the land south of this lot (Lot 2 DP 55923). Rights of way enable access to Funnell Street to the south. The rights of way are created by Easement instrument 13057963.1 and are shown on SO Plan 573184 (extract below). Rights of way over part Lot 1 DP 532986 in favour of the subject site are marked B, C, DC, DE, DF, E and G. There are also rights to park benefitting the site, over part Lot 2 DP 55923 on Section 1 and over part Lot 1 DP 55923. For context, Funnell Street (legal road) is shown red, the right of way in green (insofar as it relates to the proposal) and the subject site is shown blue.

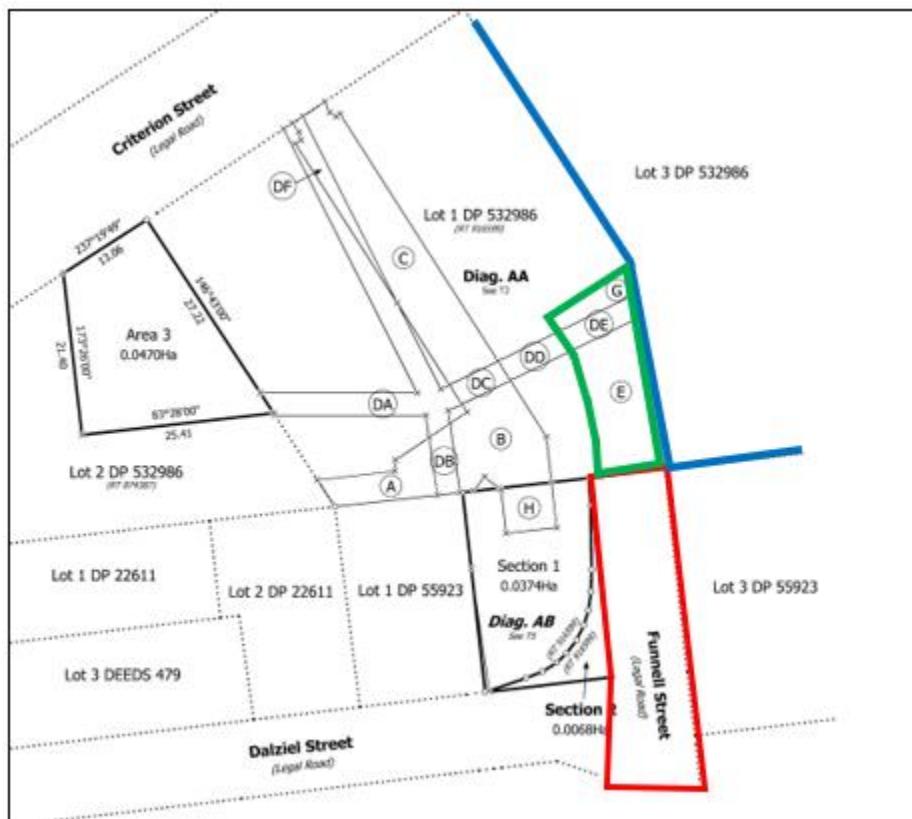


Figure 3: Extract from Title Plan SO Plan 573184

The site is not located within Natural Hazard Area 1 or 2 (flooding) or the indicative flood zone.

Subdivision Consent RM240024

Subdivision consent RM240024 was issued in May 2024 allowing for the adjustment of the common boundaries between the subject site and the northern Bulls Bowling Club. The subdivision follows negotiations between the applicant and Rangitikei District Council as the owner of the Bulls Bowling Club land regarding a partial land swap. The subdivision enables the motel to be developed on lots 3 and 4 (amalgamated). The accessway serving the motel will be established on the western part of the bowling club land. The subdivision creates wastewater easements (J and K) enabling the re-routing of the wastewater pipe on the application site which currently serves the Bulls Bowling Club. This in turn facilitates the development of proposed motel block C. A request for section 223 and 224 certification has been lodged with Council but has not yet been authorised.

The subdivision layout approved under RM240024 is provided below.



Figure 4: Approved subdivision layout (RM240024) showing the application site in purple

The subdivision consent requires the following consent notices to be registered on Lots 3 and 4 (being the motel site):

1. Geotechnical Report

When submitting a building consent application for a habitable building for Lots 3 & 4, a geotechnical investigation report must be prepared by a suitably qualified and experienced geotechnical engineer and accompany any application for building consent.

This report shall consider any seismic issues that may be present and demonstrate if suitable ground conditions for the development are available across the site. If any specific foundation designs are required, they shall be undertaken by a suitably qualified professional engineer.

2. Three waters Connections

Connections, of suitable capacity, will be required into Bulls reticulated water supply, stormwater and wastewater networks when development of the site occurs. The owner must ensure there is network availability before development commences. All works must be carried out in accordance with Land Development and Subdivision Infrastructure and the RDC Addendum to NZS 4404:2010 or subsequent amendment.

In respect to requirement 1, the application is supported by a geotechnical report which concludes that the geotechnical conditions at the site are appropriate for the proposed development. The report recommends either a shallow foundation system or adoption of a 'rib-raft' type foundation. The foundation design details will be finalised at building consent stage.

In respect to requirement 2, Council's development engineer has reviewed the proposed servicing connection arrangements and considers these acceptable and does not raise a concern regarding the capacity of the three waters reticulated networks.

For the above reasons the consent notice requirements do not serve as an impediment to granting land use consent.

3.2 Surrounding Area

Immediately to the north and east of the site is the Bulls Bowling Club. Directly to the west is a recently constructed bus interchange and an electric vehicle charging station. Further west, occupying the southeastern corner of Criterion Street and State Highway 1, is the recently constructed Bulls Community Centre (Te Matapihi). Commercial properties are directly opposite the site, on the northern side of Criterion Street. These properties include a physiotherapy clinic at 13 Criterion Street (a converted dwelling) and the rear entrance to commercial premises fronting High Street. As noted above, a steep slope is immediately beyond the site's rear southeastern boundary, dropping down to the Bulls Domain and a multi-unit residential complex at 24 Domain Road.

Directly to the rear of the site is a commercial property in use as a storage facility trading as 'Storage Pro' which is accessed from Funnell Street.



Figure 5: Site and surrounding area – note site boundaries as shown are approximate and take account of subdivision consent RM240024.

4 RANGITIKEI DISTRICT PLAN

4.1 Zoning

The site is subject to a split zoning, part Residential and part Commercial as shown on the map below (figure 6). The majority of the site is in the Commercial Zone. As per established practice, where a site is located in more than one zone, an assessment against all provisions of each zone is to be undertaken.

There are no planning notations or overlays which apply to the site. Criterion Street is classified as a Collector Road under the District Plan Roading Hierarchy.



Figure 6: Residential Zone shown white; Commercial Zone shown red.

4.2 District Plan Rules/Performance Standards

Chapter B1 of the District Plan sets out the general rules and standards applicable to all development. An assessment against these standards is provided in the table below.

Chapter B1 General Rules and Standards		
Rule	Requirement	Proposal
B1.2 Light	<p>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.</p> <p>B1.2-2 Light must not impede the vision of motorists or train drivers.</p> <p>B1.2-3 Within any Comprehensive Development Area (CDA)</p> <p>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</p>	Complies – the nearest dwellings in the Residential Zone is to the rear at 24 Domain Road. The external lighting will not exceed the lighting limit as these dwellings. The external lighting will not impact any road, state highway or rail line.

	<p>buildings in any residentially zoned site and 20 lux in other zones.</p> <p>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</p>	
B1.3 Water Supply and Waste Disposal	<p>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.</p>	Complies – water and wastewater connections shall be made to the reticulated networks
B1.4 Surface Water Disposal	<p>B1.4-1 There must be no increase in the volume, velocity, or redirection, of surface water run-off to adjoining land.</p>	Complies - stormwater will discharge to the existing stormwater main and a consent condition will require hydrological neutrality
B1.5 Building Height	<p>B1.5-1 A building (excluding network utilities) must not exceed a height of:</p> <p>a) Industrial Zone – 16 metres</p> <p>b) Residential Zone – 8 metres</p> <p>c) All other zones – 10 metres.</p>	Complies – building height is less than 8 metres
B1.6 Storage Areas	<p>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:</p> <p>a) planting with a depth of 2m and a minimum height of 2m and maintained; or</p> <p>b) close boarded fencing to a minimum height of 1.8m.</p> <p>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.</p>	Complies – The storage area is to the rear of Block B and is screened in accordance with B1.6-1(b). It will not be visible from any vantagepoints external to the site.
B1.7 Noise	Refer to Section B1.7-1 to B1.7-9 for the full standards	Complies
B1.8 Earthworks	Refer to B1.8-1-7 for the full standard.	Does not comply – earthworks will be within 3m of a site boundary
B1.9 Hazardous Substances and Facilities	Refer to B1.9-1-10 for the full standard.	Not applicable

B1.10 Activities on Contaminated Land	<p>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.</p>	<p>Complies – see NES-CS assessment at section 7.</p>
B1.11 Signage	<p>B1.11-1 states a maximum of one 1m² sign in the Residential Zone per property and one sign per road frontage attached to a building not exceeding 3m² in the Commercial Zone. Additionally, in the Commercial Zone signs attached to a building on a property that adjoins the residential zone is not permitted.</p> <p>B1.11-2 Signs must not be revolving, flashing, animated, or reflective, and must not contain moving lights, lasers or images.</p> <p>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.</p> <p>B1.11-4 Signs shall not adversely affect traffic safety by creating a visual obstruction or by causing confusion to motorists.</p> <p>B1.11-5 A sign must not mimic the design, wording, graphics, shape or colour of an official traffic sign.</p> <p>B1.11-6 A sign 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.</p> <p>B1.11-7 The owner of a sign shall be responsible for ensuring it is maintained to a near new standard.</p> <p>B1.11-8 All Signs that project outward from the wall or fascia they are attached to in the Commercial and Industrial Zones must:</p> <ul style="list-style-type: none"> 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 c) be no more than 900mm deep or protrude more than 200mm from a 	<p>B1.11-1 - Does not comply – more than one sign is proposed on the site, the proposed signs exceed 3m² and are on a commercial zoned site adjacent the Residential Zone.</p> <p>B1.11-2 - Complies</p> <p>B1.11-3 - Complies</p> <p>B1.11-4 - Complies</p> <p>B1.11-5 - Complies</p> <p>B1.11-6 - Complies</p> <p>B1.11-7 - Can comply</p> <p>B1.11-8 – Not applicable</p> <p>B1.11-9 – Not applicable</p>

	veranda fascia where a veranda is present. B1.11-9 Comprehensive Development Area	
B1.12 Network Utilities		Not applicable
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		Not applicable
B1.14 Activities in close proximity to electricity lines other than National Grid transmission lines		Not applicable
B1.15 Temporary Military Activities		Not applicable
B1.16 Notable Trees and Culturally Significant Flora		Not applicable
B1.17 Removal of Buildings and Dwellings	B1.17-1 Where a building or dwelling is being removed, 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. B1.17-2 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.	Not applicable

The proposed activity cannot meet all of the above Permitted Activity standards and is therefore a Restricted Discretionary Activity pursuant to Rule B1.1-4 of the District Plan, as follows:

Any land use or subdivision for the purposes of sections 9 and 11 of the Act must comply with the standards in clauses 1.2-1.17 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).

Chapter B2 of the District Plan sets out the Residential Zone rules and standards.

The activity falls within the definition of visitor accommodation:

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.

The activity does not fall within any of the permitted activities at B2(a) – (k), noting the development will accommodate more than 10 visitors. The activity therefore falls to be assessed as a Discretionary Activity:

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.*

An assessment against the Residential Zone standards is provided in the table below.

Chapter B2 Residential Zone		
Rule	Requirement	Proposal
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.	Does not comply – The portico attached to Block A is within the recession plane at the common boundary with the Bulls Bowling Club. Block A infringes the western recession plane at the common boundary with the adjacent site containing the Bus Interchange. (noting this infringement is within the commercial zoned part of the site). Block A infringes the northern recession plane at the Criterion Street boundary.
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: <ol style="list-style-type: none"> 5 metres from any road boundary; 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; 3 metres from any boundary for that part of the façade of a dwelling containing a window to a habitable room; 10 metres from any state highway boundary, where the 	(a) Does not comply – Block A is 3.5m from the road boundary (b) Does not comply – Blocks A and B are less than 3m from the western (side) and southern (rear) boundaries of the site (noting block B is within the commercial zoned part of the site). (c) Not applicable as a dwelling is not proposed. (d) Complies

	posted speed is 100km/h; and e) 30 metres of any existing plantation forestry activity.	
B2.3 Maximum Building Coverage	B2.3-1 The proportion of any site covered by buildings must not exceed 40%.	Complies – 34.4%
B2.4 Maximum Floor Area	B2.4-1 The maximum gross floor area for any retail activity is 60 square metres.	Not applicable
B2.5 Site Area	B2.5-1 The minimum exclusive site area is 400 square metres per dwelling unit.	Not applicable
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.	Not applicable
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	Complies
B2.8 Glasshouses, Polytunnels or Shade houses	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.	Not applicable
B2.9 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.	Not applicable

	<p>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.</p> <p>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.</p> <p>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.</p>	
B2.10 Primary Produce Sales	<p>B2.10-1 The display area of goods for sale must not exceed 10 square metres and must be contained wholly within the site.</p> <p>B2.10-2 All goods available for sale must have been grown on the site at which they are offered for sale.</p> <p>B2.10-3 The type of goods available for sale must not be available for sale for more than:</p> <ul style="list-style-type: none"> a) A continuous period of three months; or b) A cumulative period of six months in any 12 month period. 	Not applicable
B2.11 Home Occupation	<p>B2.11-1 Home occupation must:</p> <ul style="list-style-type: none"> 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; 	Not applicable

	<p>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;</p> <p>e) not occupy an area larger than 60 square metres gross floor area;</p> <p>f) not generate more than 24 vehicle movements per day.</p>	
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The proposal cannot meet all of the above Permitted Activity standards. The proposal also cannot meet the following Restricted Discretionary Activity requirement:

any building which does not comply with the 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*

As the proposal is not a Permitted or Restricted Discretionary Activity, it falls to be assessed as a Discretionary Activity pursuant to Chapter B2 Residential Zone of the District Plan as follows:

(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.

Commercial Zone

Chapter B4 of the District Plan sets out the Commercial Zone rules and standards.

Visitor accommodation is a permitted activity in the Commercial Zone subject to complying with all relevant Commercial Zone standards. An assessment against the standards is provided in the table below.

Chapter B4 Commercial Zone		
Rule	Requirement	Proposal
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.	Does not comply - The portico attached to Block A is within the recession plane at the common boundary with the Bulls Bowling Club (noting this infringement is within the residential zoned part of the site).
B4.2 Activity Setback	<p>B4.2-1 Residential activities located within the retail shopping core 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</p> <p>B4.2-2 Manufacturing activities located within the retail shopping core shall be</p>	<p>B4.2-1 – Not applicable</p> <p>B4.2-2 – Not applicable</p> <p>B4.2-3 – Does not comply – the Block A portico is one metre from the residential zoned Bulls Bowling Club and block C is 2m from the residential zoned Bulls Bowling Club.</p> <p>B4.2-4 - Complies</p>

	<p>setback at least 3 metres from the front of the building.</p> <p>B4.2-3 Where any site adjoins a Residential Zone, a 3 metre building setback from the adjoining boundary is required.</p> <p>B4.2-4 Where any site adjoins one or more Residential Zone sites, a fence, screen or planting with a height between 1.8 and 2 metres shall be established and maintained between the sites, on the Commercial Zone</p>	
B4.3 Outdoor Open Space – Residential Units	<p>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</p>	Not applicable
B4.4 Pedestrian Verandas Within the Retail Shopping Core	<p>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.</p> <p>B4.4-2 The veranda must be designed and constructed so that it relates to neighbouring verandas and provides continuity of shelter.</p> <p>B4.4-3 All permanent buildings set back from the road within the retail shopping core shall provide a veranda along the main frontage of the building where pedestrians gain entry.</p> <p>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.</p>	Not applicable
B4.5 Retail Activities	<p>B2.5-1 The minimum exclusive site area is 400 square metres per dwelling unit.</p>	Not applicable

B4.7 Landscaping	<p>B4.7-1 Trees or shrubs used for landscaping must:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>B4.7-3 Landscaping within a Comprehensive Development Area</p>	<p>B4.7-1</p> <ul style="list-style-type: none"> a) Complies – all specimen trees are located clear of the stormwater and wastewater services with only low level planting with shallow root systems proposed over these services. b) Complies c) Complies d) Able to comply e) Does not comply – specimen trees will exceed 2m height f) Will comply via consent condition <p>B4.7-2 – Not applicable as paving is not proposed within the landscaping areas.</p> <p>B4.7-3 – Not applicable</p>
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The proposal cannot meet all of the above Permitted Activity standards and is therefore a Restricted Discretionary Activity pursuant to Chapter B4 Commercial Zone as follows:

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.*

Transport

Chapter 9 of the District Plan relates to Transport. An assessment against these standards is provided in the table below.

Chapter B9 Transport		
Rule	Requirement	Proposal
B9.1 Vehicle Access to Individual Sites	<p>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:</p>	<p>B9.1-1 - Complies - The Criterion Street access will be upgraded and constructed in accordance with Council's Subdivision and Development Code of Practice. The accessway within the site will be designed and constructed in accordance with Council's</p>

	<p>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.</p> <p>B9.1-2 For sites in any zone except the Rural Zone, the following applies:</p> <ul style="list-style-type: none"> 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. <p>B9.1-3 The applicable minimum sight distances:</p> <ul style="list-style-type: none"> a) for roads (other than state highways) are listed in Table B9.1 and measured in accordance with Figure 9.1. b) for roads and rail are listed in Table B9.5 and measured in accordance with Figure 9.6. <p>B9.1-4 Separation distances between accessways must be in accordance with Table B9.1.</p>	<p>Subdivision and Development Code of Practice.</p> <p>B9.1-2 – Complies – Criterion Street frontage is less than 30m and one crossing is proposed.</p> <p>B9.1-3 – Does not comply - 85m of sight distance is required to be achieved along Criterion Street. This cannot be achieved on Criterion Street due to the Bulls Bowling Club front fence which projects out across the footpath.</p> <p>B9.1-4 – Complies - no minimum separation distance between accessways applies to a 50km/h road.</p>
<p>B9.2 Access to a State Highway</p>	<p>B9.2-1 Vehicle access onto any state highway must meet the conditions in Table B9.2.</p> <p>B9.2-2 Access to the state highway is only allowed where there is no alternative legal access available to another road;</p> <p>B9.2-3 Each site must have only one crossing and it must not exceed 6m in width at the property boundary; and</p> <p>B9.2-4 The maximum number of car equivalent movements (as calculated below) must not exceed 100 per day:</p>	<p>Not applicable</p>

	<p>a) 1 car to and from the site = 2 car equivalent movements</p> <p>b) 1 truck to and from the site = 6 car equivalent movements</p> <p>c) 1 truck and trailer to and from the site = 10 car equivalent movements</p> <p>B9.2-5 In relation to any Comprehensive Development Area, no servicing is to take place directly from a state highway frontage.</p> <p>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.</p>	
B9.3 New Roads	B9.3-1 New roads must meet the requirements of Council's Subdivision and Development Code of Practice.	Not applicable
B9.4 Road Intersections	B9.4-1 Road intersections must be designed in accordance with the standards set out in Tables B9.3 and B9.4, except for private farm and plantation forestry roads which do not intersect with a public road.	Not applicable
B9.5 Level Crossings	<p>B9.5-1 Road and rail intersections must be designed in accordance with the standards set out in Table B9.5, except for private farm and forestry roads which do not intersect with a railway line.</p> <p>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.</p> <p>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.</p> <p>B9.5-4 New driveways or access ways must not be located within 30 metres of an existing level crossing.</p>	<p>B9.5-1 Not applicable</p> <p>B9.5-2 Not applicable</p> <p>B9.5-3 Not applicable</p> <p>B9.5-4 Not applicable</p>
B9.6 Number of On Site Vehicle	B9.6-1 Where a building is constructed, reconstructed, altered or added to, or any activity is established on a site or in a building or	B9.6-1 – Complies – Table B9.7 requires one on-site parking space per unit. 22 on-site parking spaces

Parking Spaces Required	<p>other structure, the parking provisions and standards in Table B9.7 apply.</p> <p>B9.6-2 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.</p> <p>B9.6-3 Loading bays and spaces may be counted as parking spaces according to the number of parking spaces able to be accommodated.</p> <p>B9.6-4 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.</p>	<p>are proposed to serve the 15 motel units.</p> <p>B9.6-2 – Complies. In addition to the 22 spaces serving the motel units, one space (integral garage) is provided on-site for the manager's residence.</p> <p>B9.6-3 Not applicable</p> <p>B9.6-4 Not applicable</p>
B9.7 Disability parking spaces	B9.7-1 Where on-site parking is provided for any building or activity except dwellings, parking spaces for the disabled must be provided in accordance with Table B9.8.	Complies – Table B9.8 requires two accessibility on-site parking spaces. Three spaces are proposed.
B9.8 Location of Disability Parking	<p>B9.8-1 All parking spaces for the disabled must be sited:</p> <ul style="list-style-type: none"> 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. 	Complies - accessibility spaces are located adjacent blocks A, B and C ensuring direct access to the units within each block.
B9.9 Loading Spaces	<p>B9.9-1 Any commercial or industrial activity must make provision for a minimum of one off-street loading/ unloading space.</p> <p>B9.9-2 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.</p> <p>B9.9-3 Sufficient manoeuvring space must be provided to accommodate a 90th percentile two-axle truck as shown in Figure 9.4.</p>	Not applicable as the activity is defined as visitor accommodation and not a commercial or industrial activity
B9.10 Vehicle Access,	B9.10-1 Each parking space must have a minimum dimension sufficient to accommodate	Complies – vehicle tracking curves demonstrate compliance. All

Manoeuvring and Loading Space	<p>a 99th percentile car-tracking curve with manoeuvring space in accordance with Figures 9.2 and 9.3.</p> <p>B9.10-2 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:</p> <ul style="list-style-type: none"> 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. 	<p>vehicles are able to enter and exit parking areas in a forward direction.</p>
B9.11 Construction of Vehicle and Loading Parking Spaces	<p>B9.11-1 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.</p> <p>B9.11-2 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.</p> <p>B9.11-3 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.</p> <p>B9.11-4 All parking areas must be provided with night lighting where they are available to the public, to enhance their safety after dark.</p> <p>B9.11-5 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.</p> <p>B9.11-6 Any parking area within the Retail Shopping Core which comprises 5 or more</p>	<p>B9.11-1 - Complies - The parking and manoeuvring space within the site will be formed and sealed to an all-weather hard surface standard in accordance with the Council's Subdivision and Development Code of Practice</p> <p>B9.11-2 – Not applicable</p> <p>B9.11-3 – Complies – all surface water will discharge to the existing stormwater main within the property</p> <p>B9.11-4 – Complies – lighting is proposed</p> <p>B9.11-5 – Complies – 2m high boundary fencing is proposed</p> <p>B9.11-6 – Not applicable</p> <p>B9.11-7 - Not applicable</p>

	<p>parking spaces, must have, adjacent to their boundary with a road or footpath, a vegetated strip at least 1.5 metres wide.</p> <p>B9.11-7 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</p>	
B9.12 Access to Vehicle Parking and Loading Spaces, and Access Aisles	<p>B9.12-1 The space that is dedicated on any site for vehicle parking, loading and access must:</p> <ul style="list-style-type: none"> 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. 	Complies

The proposal cannot meet all of the above Permitted Activity standards and is therefore a Restricted Discretionary Activity pursuant to Rule B9.14-1(a) as follows:

- a) Any activity that would otherwise be a permitted activity, but which fails to comply with the permitted activity standards for transport.

Activity Status – Summary

The reasons for consent are inextricably linked and on this basis it is appropriate to apply the bundling principle and the most stringent activity classification applies. Accordingly, the application falls to be assessed as a **Discretionary Activity**.

5 NOTIFICATION ASSESSMENT

95A PUBLIC NOTIFICATION OF CONSENT APPLICATIONS		
Step 1	95A(3) Mandatory public notification in certain circumstances	
	(a) <i>The applicant has requested the application be publicly notified?</i>	No - The applicant does not request notification.
	(b) <i>Public Notification has been determined to be required under section 95C?</i>	No - Section 95C is not relevant as the further information requested has been responded to in full.
	(c) <i>The application is an application to exchange recreation reserve land under s.15AA of the Reserves Act 1977?</i>	No - No exchange of reserve land is involved.
Process	The answer is no, go to Step 2	NO
Step 2	95A(5) Public notification precluded in certain circumstances	

	(a) The application is for an activity that is subject to a rule or National Environmental Standard that precludes notification?	No
	(b)(i) The application is a controlled activity?	No
	(b)(iii) The application is a restricted discretionary, discretionary, or non-complying activity, <u>but only if the activity is a boundary activity.</u>	No
Process	95A(4)(a) if the answer is yes, go to step 4 (step 3 does not apply); and 95A(4)(b) if the answer is no, go to step 3.	NO
Step 3	95A(8) Public notification required in certain circumstances	
	(a) The application is subject to a rule or National Environmental Standard the requires public notification?	No
	(b) The consent authority pursuant to s.95D has determined that the activity will have or is likely to have adverse effects on the environment that are more than minor.	No - In terms of section 95D, the assessment concludes that the adverse effects of the proposal are not more than minor – refer below s95D assessment.
Process	The answer is no, go to step 4.	NO
Step 4	95A(9) Public notification in special circumstances	
	Do special circumstances exist in relation to the application that warrant public notification? Special circumstances are those that are: <ul style="list-style-type: none"> • Exceptional, abnormal or unusual, but something less than extraordinary or unique; • outside of the common run of applications of this nature; or • circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor. 	No - There is not anything exceptional or unusual about the application, nor does the proposed activity include anything out of the ordinary run of things to suggest that public notification should occur.
Process	The answer is no, public notification is not required.	NO

95B LIMITED NOTIFICATION OF CONSENT APPLICATIONS		
Step 1	95B(2) & (3) Certain affected groups and affected persons must be notified	
	(a) Are there any affected protected customary rights groups? (b) Are there any affected customary marine title groups?	No - The site is not within the coastal environment therefore there are no customary rights groups or customary marine title groups affected by the proposal.

	<p>(a) Is the proposed activity on or adjacent to, or may affect land that is subject to a statutory acknowledgement (Schedule 11)?</p> <p>(b) Is the person to whom a statutory acknowledgement made, an affected person under section 95E?</p>	<p>No - The site is not on or adjacent to or affecting land subject to a statutory acknowledgement.</p> <p>N/A</p>
Process	There are no affected groups or persons under section 95B(2) and (3).	
Step 2	<p>95B(6) Limited notification precluded in certain circumstances</p> <p>(a) The application is for a resource consent for 1 or more activities and each activity is subject to a rule or national environmental standard that precludes limited notification?</p> <p>(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).</p>	<p>No</p> <p>No</p>
Process	The answer is no, go to step 3.	No
Step 3	<p>95B(7) & (8) Certain other affected persons must be notified</p> <p>(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.</p> <p>(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.</p>	<p>N/A</p> <p>No for the reasons given in the section 95E assessment below.</p>
Process	There are no affected groups or persons under section 95B(7) and (8).	
Step 4	<p>95B(10) Further notification in special circumstances</p> <p>Do special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification (excluding persons assessed under section 95D as not being affected persons)?</p>	<p>No - There is nothing exceptional or unusual about the application, and the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.</p>
Process	The application does not require limited notification.	

95D EFFECTS ON THE ENVIRONMENT ASSESSMENT

A consent authority that is deciding, for the purpose of section 95A(8)(b), whether an activity will have or is likely to have adverse effects on the environment that are more than minor—

(a) must disregard any effects on persons who own or occupy—

- (i) the land in, on, or over which the activity will occur; or
- (ii) any land adjacent to that land; and

The following properties comprise adjacent land and I have therefore disregarded any potential adverse effects on the owners and occupiers of them:

- 85 High Street

- 13 Criterion Street
- 20 Criterion Street (Bulls Bowling Club)
- 5, 7 Dalziel Street and 4 Criterion Street (Bulls Community Centre)
- 5 Funnell Street
- 14 Domain Road (Bulls Domain)
- 1-6/24 Domain Road



(b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and

This section allows discretion for the application of what is commonly referred to as the 'permitted baseline test', so allowing recognition that activities may have similar or greater effects than a proposed activity. Noting the split zoning of the land, I do not consider it appropriate to apply a permitted baseline. The application does not present a permitted baseline scenario.

(c) in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion; and

Not applicable as the application falls to be assessed as a Discretionary Activity.

(d) must disregard trade competition and the effects of trade competition; and

Trade competition and the effects of trade competition have been disregarded.

(e) must disregard any effect on a person who has given written approval to the relevant application.

The application is not accompanied by any written approvals.

S95D Assessment

I consider the adverse effects on the wider environment, beyond adjacent land, to be not more than minor for the following reasons.

Urban Character

The scale, layout, design and appearance of the development is commercial in appearance, in keeping with the established commercial character of this part of Criterion Street. Although the development infringes the 5m front setback of the Residential Zone, the lightweight appearance of the portico and well-articulated front elevation of Block A ensures the delivery of an appropriate character response to Criterion

Street. The design aesthetic is well resolved and this, coupled with landscape planting at the frontage, will significantly enhance the site's street appeal.

From the wider environment the development density will not appear out of character with its surrounds. The development achieves 34% site coverage which is less than the permitted 40% maximum in the Residential Zone. To note is that there is no maximum site coverage limit in the Commercial Zone.

Landscape planting throughout the site will soften the built form. The specimen tree at the site frontage will contribute positively to streetscape character and mitigate adverse visual effects associated with the non-compliant front setback. The proposed specimen trees will exceed the 2m maximum height prescribed by standard B4.7-1(e) of the District Plan. I consider any adverse effects resulting from this non-compliance to be less than minor given their location and the site context. Arguably, given the site context specimen trees at the height proposed are a preferred landscape response.

Although the angled on-site parking spaces will be visible from Criterion Street, they are set back from the street and sited behind the portico. The waste store is recessively located, at the rear of Block B, and will not be visible from any vantagepoint external to the site.

The proposed signage is modestly proportioned, not illuminated and integrated into the design of the building. The signage will not adversely impact the visual amenity and commercial character of the surrounding area.

In light of the above assessment, I find that any potential adverse effects on the urban character of the area to be less than minor.

Residential Amenity

No person's amenity levels in the wider environment, beyond adjacent land, will be adversely affected by the proposal given the considerable separation distance between the site and the nearest residential properties.

Earthworks

Earthworks will include site scraping and excavation for building foundations. The applicant proposes erosion and sediment control measures to manage earthworks related effects, volunteering a standard consent condition in this regard. Any visual effects of the earthworks will be temporary in nature, as all areas to be disturbed will be constructed on or landscaped. The site is flat and consequently landform modification will be very limited. With the implementation of a condition requiring erosion and sediment control measures, I find that potential adverse earthworks effects on the wider environment will be less than minor.

Transport

The Criterion Street and crossing will be constructed to Council's engineering standards. The design of the vehicle accessway, parking spaces and on-site manoeuvring is compliant with the District Plan and AS/NZS 2890.1:2004.

The minimum 85m driver sightline distance cannot be met at the Criterion Street access. The TIA states that if the RTS6 "guidelines for visibility at driveways" is applied to the development, a sight distance requirement of 35m is required if vehicles were to travel at 40km/h and 45m if vehicles were to travel at the 50km/h speed limit. The TIA states as a result of the location of the adjacent fence at the Bowling Club drivers will pull forward out into Criterion Street slightly to gain the level of sight distance needed (35 to

45 metres). The TIA notes that kerbside parking east of the access will provide a level of protection from approaching traffic.

The Bowling Club extends into the Criterion Street footpath. The proposed crossing location is directly adjacent the proposed relocated common boundary between the site and the Bulls Bowling Club. Despite the bowling club projection into the footpath, the two way design of the accessway ensures that drivers will have good visibility of westbound pedestrians owing to the separation distance provided by the inbound lane. Line marking is proposed to delineate the inbound and outbound lanes. Any adverse pedestrian safety effects on Criterion Street will therefore be less than minor.

The local road network has the capacity to absorb the traffic generated by the development. The TIA states that based on the existing daily traffic volumes on Criterion Street, the increase in traffic volumes on this street would be between 4% and 5% which is considered insignificant.

The recently constructed right of way south of the bus interchange is two way and connects with Funnell Street to the south. The right of way is designed in a manner that can adequately cater for northbound vehicles approaching the site from Dalziel and Funnell Streets as well as southbound vehicles departing the site from the motel carpark. Importantly, all vehicles exiting the motel onto the right of way can do so in a forward direction and, as already noted, will not be able to turn right into the bus interchange. Line marking is proposed to delineate the inbound and outbound lanes at the right of way entrance.

Council's Development Engineer has reviewed the TIA and supports its findings.

Having regard to the findings of the supporting TIA, and with the implementation of the conditions proffered by the applicant, I find that potential adverse transport effects will be less than minor.

Parking

The proposed quantum of on-site car parking complies with the District Plan and in any event, there is ample parking opportunities along Criterion Street if required for overspill parking.

Infrastructure

Council's Development Engineer does not object to the proposed servicing arrangements. There is no evidence to indicate that the development cannot be adequately serviced with respect to stormwater, wastewater and potable water. The development will be hydrologically neutral. On this basis I consider the proposed servicing arrangements will have less than minor effects on the reticulated infrastructure networks. Any potential cumulative effect on the local infrastructure networks resulting from the increased demand generated by the development will be less than minor.

Site Contamination

The supporting PSI states that, based on the review of the historical aerial photography and council records, the Bulls Bowling Club is more likely than not a HAIL site, falling within Category A10 - Persistent pesticide bulk storage or use including *sport turfs*, market gardens, orchards, glass houses or spray sheds.

The development requires disturbing soil within the bowling club land in order to construct the sealed accessway. A total of 87.75m³ of soil disturbance within the bowling club area is proposed, compliant with the permitted volume threshold at Regulation 8(3)(d). The applicant volunteers a consent condition to ensure soil disturbance works meet all permitted activity requirements at Regulation 8(3).

The proposal will result in a change of use of the HAIL land, from Bowling Club to sealed accessway serving the motel development. The PSI concludes it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land. On this basis, the change of use meets the requirements at Regulation 8(4) and is a permitted activity.

Having regard to the above assessment and provided the soil disturbance is undertaken in accordance with measures that minimize exposure to humans by mobilised contaminants, I consider potential adverse soil contamination effects on the wider environment will be less than minor.

Noise

There is nothing to suggest construction noise will exceed the District Plan noise standards. Owing to the separation distance between the works location and the nearest residential properties in the wider environment, any potential adverse noise effects will be less than minor.

Heritage and Culture

There are no known waahi tapu, heritage sites, significant or notable trees or other sites of significance either on the subject site or within the vicinity of it that would be adversely affected by the proposal.

Geotechnical – Natural Hazards

The development is informed by a geotechnical report prepared by Tonkin and Taylor Ltd. Based on the geotechnical investigation and assessment undertaken, the report concludes that the geotechnical conditions at the site are appropriate for the proposed development. The design and layout takes account of the report's recommendations, with the development set back a minimum 7m from the rear boundary. Having regard to the geotechnical reporting, I find that any potential adverse effects arising from geotechnical considerations and natural hazards will be less than minor.

Section 95D conclusion:

The effects on the wider environment are not more than minor.

95E – AFFECTED PERSONS ASSESSMENT

*(1) For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95B(4) and (9) (as applicable), a person is an **affected person** if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).*

An assessment of the adverse effects on adjacent properties is provided below.

85 High Street and 13 Criterion Street

These properties are in commercial use and separated from the application site by Criterion Street. Given the non-sensitive commercial interface and the separation distance provided by the intervening road, adverse amenity related effects on these properties will be less than minor.

20 Criterion Street (Bull Bowling Club)

Although zoned residential, the Bulls Bowling Club is non-residential by virtue of its community/recreational function. The interface is therefore not sensitive in amenity terms. Compliant with Performance Standard B4.2-4 of the District Plan, 2m high timber fencing is proposed along the common boundary which will screen the development from the Bowling Club. Given the non-sensitive interface and proposed screening, the infringements at the common boundary with this property will generate less than minor adverse amenity effects.

5, 7 Dalziel Street and 4 Criterion Street (Bulls Community Centre)

The Bulls Community Centre is in the Commercial Zone and separated from the application site by the bus interchange. Given the commercial context and physical separation any potential adverse effects on the community centre will be less than minor. The bus interchange will be unaffected by the proposal as vehicles exiting the motel carpark onto the right of way will not be able to turn right into the bus interchange, noting that the site does not have rights of access over the bus interchange land.

5 Funnell Street

5 Funnell Street is zoned commercial and is in commercial use. The District Plan does not specify any minimum setback requirements in the Commercial Zone. Given the commercial interface any potential adverse effects on this property will be less than minor.

14 Domain Road (Bulls Domain) and 1-6/24 Domain Road

The Bulls Domain is not in residential use and is therefore deemed a non-sensitive amenity interface. The development will be barely visible from the dwellings at 24 Domain Road owing to the considerable change in levels between the site and these dwellings and the minimum 7m setback of the development from the site's rear boundary. Any potential adverse amenity effects on these properties will be less than minor.

Construction including Earthworks

As already noted, the applicant volunteers a consent condition to ensure that controls are implemented to minimize the exposure to humans by mobilised contaminants so that the soil disturbance within the area occupied by the bowling club meets the permitted activity requirements at Regulation 8(3) of the NES-CS. Subject to adherence to the volunteered consent condition, I consider potential adverse effects on persons at adjacent land resulting from the disturbance of any mobilised contaminants will be less than minor.

Although earthworks are proposed within 3m of the site boundaries, standard sediment control practices will ensure potential adverse effects on adjacent properties will be less than minor.

There is nothing to suggest construction noise will exceed the District Plan noise standards. The applicant proffers a condition requiring compliance with NZS 6803:1999: Acoustics – Construction Noise. On this basis I conclude that potential noise effects during construction will be less than minor.

Construction related effects are unlikely to be adverse given the generous size of the lot, with construction equipment and vehicles being able to be accommodated on the site throughout the duration of the works. I do not consider a construction management plan to be necessary.

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

- (a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and*
- (b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and*
- (c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*

- (a) Refer s95D(b) assessment above.
- (b) Not applicable as the application falls to be assessed as a Discretionary Activity.
- (c) There is no relevant statutory acknowledgement under Schedule 11 for consideration.

(3) A person is not an affected person in relation to an application for a resource consent for an activity if—
 (a) the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons; or
 (b) the consent authority is satisfied that it is unreasonable in the circumstances for the applicant to seek the person's written approval.

(4) Subsection (3) prevails over subsection (1).

Written approvals have not been provided and no approvals are required as per s95E(1).

NOTIFICATION DECISION

The application is does not require public notification in accordance with section 95A and shall be processed as non-notified (without the need for limited notification) in accordance with Section 95B of the Act.

6 ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT (SECTION 104 and 104B)

104 Consideration of applications	
(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—	
<p>(a) any actual and potential effects on the environment of allowing the activity; and</p> <p>Refer section 95D and 95E notice assessments at section 5 of this report which conclude that the adverse effects on the environment from the proposed activity will be less than minor.</p> <p>In conclusion, the adverse effects of the activity on the environment will be less than minor.</p>	
(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and	No measures to ensure positive effects on the environment to offset or compensate for any adverse effects are required.
(b) any relevant provisions of— (i) a national environmental standard; (ii) other regulations; (iii) a national policy statement; (iv) a New Zealand coastal policy statement; (v) a regional policy statement or proposed regional policy statement; (vi) a plan or proposed plan; and	<p>No provisions of other documents in section 104(1)(b)(ii), (iii) & (iv) are relevant to this proposed activity.</p> <p>Section 104(1)(b)(i), (v) & (vi) are relevant and are discussed below in Section 6.</p>
(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.	See Section 7 below.
(2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.	
3) A consent authority must not,— (a) when considering an application, have regard to— (i) trade competition or the effects of trade competition; or (ii) any effect on a person who has given written approval to the application:	<p>There are no trade competition effects.</p> <p>Written approvals were not provided.</p>

<p>(c) grant a resource consent contrary to—</p> <ul style="list-style-type: none"> (i) section 107, 107A, or 217; (ii) an Order in Council in force under section 152; (iii) any regulations; (iv) wāhi tapu conditions included in a customary marine title order or agreement; (v) section 55(2) of the Marine and Coastal Area (Takutai Moana) Act 2011; 	<p>To grant the consent would not be contrary to s.104(3)(c).</p>
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7 RELEVANT PROVISIONS (104(1)(b) and 104(1)(c))

104(1)(b)(i) National Environmental Standards

There are nine National Environmental Standards (NES) that have been prepared under sections 43 and 44 of the Resource Management Act 1991 and are in force as regulations. These cover air quality, human drinking water, telecommunications facilities, electricity transmission, plantation forestry, freshwater, marine aquaculture, outdoor storage of tyres and management of contaminants in soil.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

This NES addresses the assessment and management of the actual and potential adverse effects of contaminants in soil on human health from particular activities. The proposal involves soil disturbance and land use which are activities under the NES when they take place on a piece of land described under Regulation 5(7):

- (7) *The piece of land is a piece of land that is described by 1 of the following:*
 - (a) *an activity or industry described in the HAIL¹ is being undertaken on it;*
 - (b) *an activity or industry described in the HAIL has been undertaken on it;*
 - (c) *it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.*

The supporting PSI states that, based on the review of the historical aerial photography and council records, the Bulls Bowling Club is more likely than not a HAIL site, falling within Category A10 - Persistent pesticide bulk storage or use including *sport turfs*, market gardens, orchards, glass houses or spray sheds.

The development necessitates disturbing soil within part of the bowling club land in order to construct the sealed accessway. A total of 87.75m³ of soil disturbance within the bowling club area is proposed, compliant with the permitted volume threshold at Regulation 8(3)(d). The applicant volunteers a consent condition to ensure soil disturbance works meet all permitted activity requirements at Regulation 8(3).

The proposal will result in a change of use of the HAIL land, from Bowling Club to sealed accessway serving the motel development. The PSI concludes it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land. On this basis, the change of use meets the requirements at Regulation 8(4) and is a permitted activity.

Having regard to the above assessment, and provided the soil disturbance is undertaken in accordance with consent conditions securing adherence to measures that minimize the exposure to humans by mobilised contaminants, consent is not required under the NES-CS. I consider potential adverse effects on the wider environment resulting from the potential disturbance of any mobilised contaminants to be less than minor.

No other NES is applicable.

104(1)(b)(iii) National Policy Statements

There are eight (8) National Policy Statements (NPS) that have been prepared under section 52(2) of the Resource Management Act 1991 and enable Government to prescribe objectives and policies for matters of national significance which are relevant to achieving the sustainable management purpose of the Act. These cover urban development, freshwater management, renewable electricity generation, electricity transmission, highly productive land, indigenous biodiversity, greenhouse gases from industrial process heat and the NZ Coastal Policy Statement.

NPS on Urban Development 2020

The National Policy Statement on Urban Development 2022 (NPS-UD) seeks to ensure planning decisions contribute to well-functioning urban environments and that, amongst other matters, have or enable a variety of sites that are suitable for different business sectors in terms of location and site size. The proposal is consistent with the NPS-UD as it delivers a commercial development in a sustainable location, within walking distance of services, amenities and employment locations, without compromising the character and function of the wider commercial area.

104(1)(b)(v) Regional Policy

The proposed activity is not inconsistent with the Regional Policy Statement or Regional Plan.

104(1)(b)(vi) Rangitikei District Plan

A1 Built Environment – Urban Amenity		Compliance
Objective/Policy	Compliance	Compliance
Objective 1 Promote urban areas with highly regarded amenity values that reflect the character of each township and provide nice places to live.	The development delivers a commercial character outcome consistent with the established commercial character of the immediate area. The development will enhance the character and appearance of the area.	
Policy A1-1.1 Enable a wide range of activities, appropriate to the character and amenity of each settlement and neighbourhood	The proposed visitor accommodation is permitted in the Commercial Zone.	
Policy A1-1.2 Identify the following geographic zones in recognition of the characteristic amenities and landscapes of different areas: <ul style="list-style-type: none"> • Residential; • Education; • Commercial; • Industrial; 	The proposed visitor accommodation is permitted in the Commercial Zone.	

<ul style="list-style-type: none"> • Rural Living; and • Rural. 	
Policy A1-1.3 Require provision of on-site car parking and loading spaces to meet the predicted demand for each activity.	On-site car parking is compliant with the District Plan. Loading is not required.
Policy A1-1.4 Set acceptable noise limits for each zone.	Noise generated by the development, akin to a residential scenario, will be within the prescribed noise limits.
Policy A1-1.5 Avoid, remedy or mitigate any adverse effects on residential properties and road safety caused by inappropriate night lighting or light glare.	External lighting is designed and sited in a manner that will not adversely affect road safety or residential properties.
Policy A1-1.6 Ensure that any storage of goods, material or waste products is contained within individual sites without detracting from the visual amenity of the environment.	Waste storage is concealed from street views, sited discretely to the rear of proposed Block B.
Policy A1-1.7 Within the Commercial and Industrial zones, enable the display of advertising signs that do not detract from the amenities within the zone	The signage is modest, not illuminated and integrated into the design of the building.
Policy A1-1.8 Minimise the amount of signage in the Residential Zone and avoid the display of signs that do not relate to the site.	The signage is modest, not illuminated and integrated into the design of the building.
Policy A1-1.9 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.	Not applicable.
Policy A1-1.10 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.	Not applicable.

A1 Built Environment – Residential Zone	
Objective/Policy	Compliance
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.	The established commercial context of the site is more suited to the proposed visitor accommodation proposal than conventional dwelling development.
Policy A1-2.1 Contain residential activities principally within the Residential Zone.	The proposal does not materially conflict with the policy.
Policy A1-2.2 Enable iwi and hapu to develop Papakainga housing.	Not applicable.
Policy A1-2.3	Complies. For the reasons outlined in this report the character of the

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.	neighbourhood will not be adversely affected.
Policy A1-2.4 Control the height and location of buildings in the Residential Zone to maintain amenity.	Amenity is maintained by providing a compliant building height. Where location standards are not met they result in less than minor adverse amenity effects because the impacted interfaces are not sensitive in amenity terms.
Policy A1-2.5 Enable a range of housing densities.	Not applicable.

A1 Built Environment – Commercial Zone	
Objective/Policy	Compliance
Objective 4 Enable a diverse range of activities within commercial zones and encourage adaptive reuse of existing buildings.	The proposal will increase the range of activities on offer in the commercial area.
Policy 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	The proposal does not materially conflict with the policy.
Policy A1-4.2 Encourage adaptive reuse of existing buildings and maintenance of their heritage features.	Not applicable.
Policy 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.	Not applicable.
Policy A1-4.4 Encourage streetscape development and landscaping of common use areas within the Commercial Zone.	The development addresses Criterion Street and the proposed frontage landscaping will enhance the street appeal of the site. the return frontage treatment to Funnell Street is acceptable given its service lane character.

A5 Infrastructure – Transport	
Objective/Policy	Compliance
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.	Traffic generated by the development will not compromise the safe and efficient functioning of the local road network. The conclusions of the supporting Transport Assessment are accepted.

Policy A5-3.1 Require all new roads to have functionality appropriate to the Roading Hierarchy.	The local road function of Criterion Street is not compromised by the proposed development.
Policy A5-3.2 Recognise the importance of maintaining the safety and efficiency of the District's Strategic and Arterial land transport networks, including the rail network.	The District's Strategic and Arterial land transport networks are unaffected by the proposal.
Policy A5-3.3 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.	There is ample space available at each lot for the storage of non-motorised transport such as bikes.
Policy A5-3.4 Require satisfactory sight lines for vehicles at railway crossings, at intersections and at property entrances and exits.	Satisfactory sight lines are provided at the proposed Criterion Street vehicle crossing as discussed at section 5 of this report.
Policy A5-3.5 Require the provisions of the Council's Subdivision and Development Code of Practice to be met when designing new roads.	Not applicable.
Policy A5-3.6 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.	Not applicable.

A6 Special Assessment Policies	
Transport	Compliance
Assessment policies for Transport	
A6-2.1 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.	Although the sight distance at B9.1-3 is not met in respect to the Criterion Street access, the TIA finds that the application of RT6 indicates that the sight distance is acceptable.
A6-2.2 Where the sight distance is below the New Zealand Transport Agency's Traffic Control Devices Manual requirements, an assessment from a suitably qualified and experienced traffic engineer will be required.	The application is supported by a TIA prepared by a suitably qualified and experienced traffic engineer. The findings of the TIA are supported by Council's Development Engineer.
A6-2.3 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's 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.	Not applicable.
A6-2.4 Where the sight distance is below the New Zealand Transport Agency's Traffic Control Devices Manual	Not applicable.

requirements, further assessment will need to be undertaken by the New Zealand Railways Corporation.	
A6-2.5 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.	Not applicable.
A6-2.6 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.	Not applicable.

Contaminated Land Objective/Policy	Compliance
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.	The PSI concludes it is highly unlikely that there will be a risk to human health if the proposed activity is done to the piece of land. On this basis, the change of use meets the requirements at Regulation 8(4) and is a permitted activity. The applicant volunteers a consent condition to ensure the activity meets the soil disturbance permitted thresholds at Regulation 8(3) of the NESCS.
A4-3.1 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.	For the reasons above the application is consistent with Policy A4-3.1.

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7 CONCLUSION & RECOMMENDATION

It is recommended that the application need not be publicly notified under Section 95A of the Resource Management Act and that the application need not be limited notified under Section 95B of the Resource Management Act. It is recommended that the application be non-notified.

The proposed activity is consistent with the relevant objectives and policies of the Rangitikei District Plan and any adverse effects on the environment will be less than minor. Therefore, it is recommended that land use consent for a 15 unit motel, signage and associated earthworks, transport, daylight setback, building setback and activity setback infringements at 10 Criterion Street Bulls be **granted**.

Report prepared by Consultant Planner Hamish Lampp



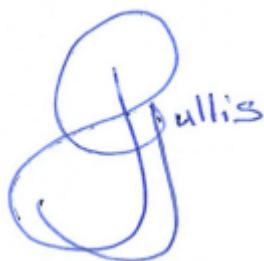
17 October 2024

Report reviewed by Johanna Verhoek, Planning Manager



23/10/2024

Report approved and recommendations adopted by Johan Cullis, Group Manager – Regulatory & Emergency Management Services, under delegated authority pursuant to Section 34 and 34A of the Resource Management Act 1991.



Johan Cullis
Group Manager – Regulatory & Emergency Management Services

Decision Date: 24 October 2024

PROJECT:

BULLS MOTEL

CLIENT:

DT HOLDINGS LIMITED

ADDRESS:

10 CRITERION STREET, BULLS

LEGAL DESCRIPTION:

LOT 3 DP 532986

APPROVED PLANS RM240056
Thursday, 24 October 2024

pak design

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CONSULTANTS:

LIGHTING:
Refer to JA Russell Car Park Lighting Documentation

LAND USE / RESOURCE CONSENT DRAWINGS ONLY



1. ALL DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTOR
BEFORE MANUFACTURE & CONSTRUCTION. DO NOT SCALE OFF
DRAWINGS. DESIGN DRAWINGS MAY NOT BE TO EXACT DIMENSIONS.
2. THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL
SPECIFICATIONS, ENGINEER & SUB-CONSULTANTS DOCUMENTATION &
TRADE RELATED PUBLICATIONS. CONSTRUCT IN ACCORDANCE
WITH THE DRAWINGS, LEADERS AND NOTES PROVIDED
REGULATORY DOCUMENTS & TERRITORIAL AUTHORITY REQUIREMENTS.

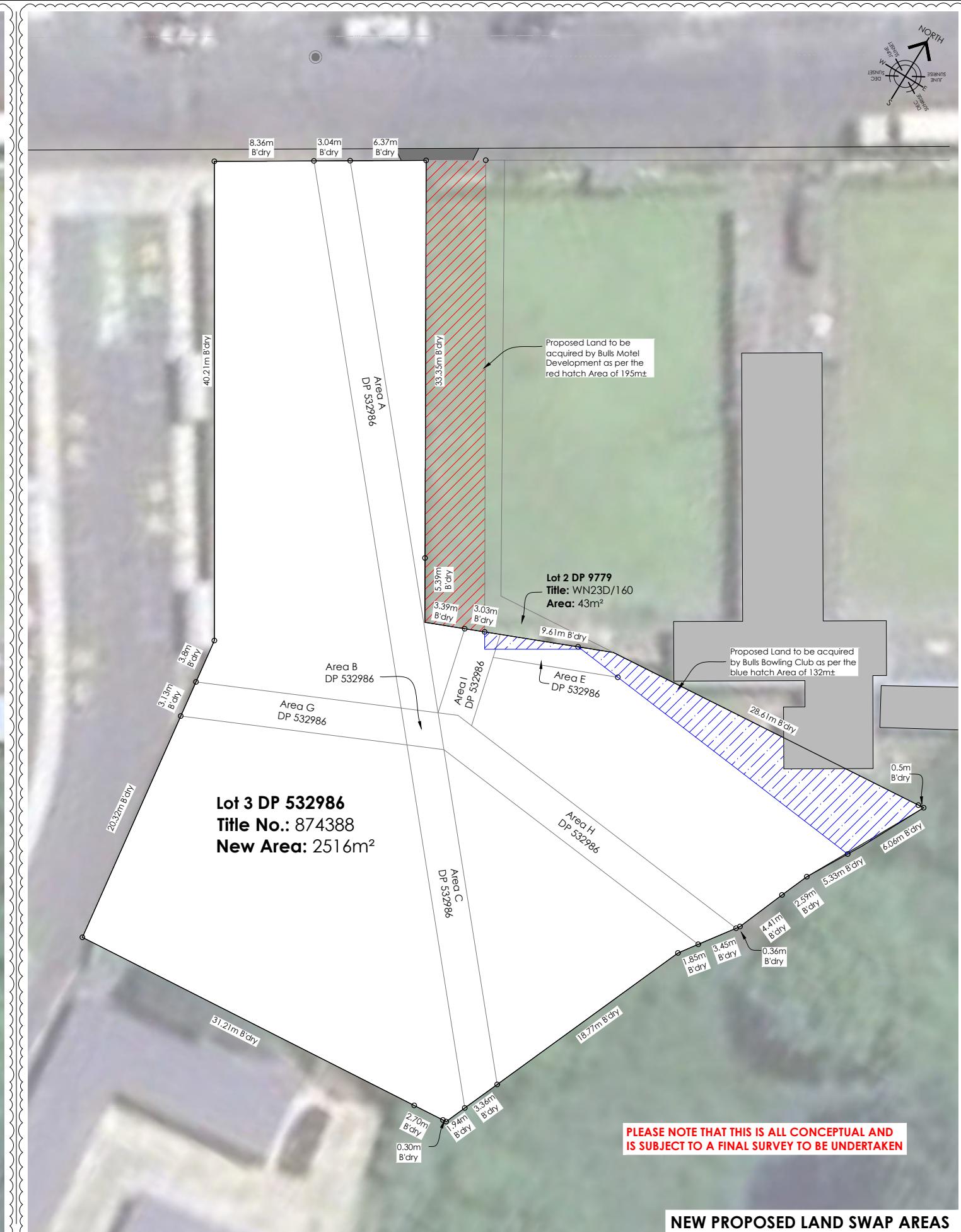
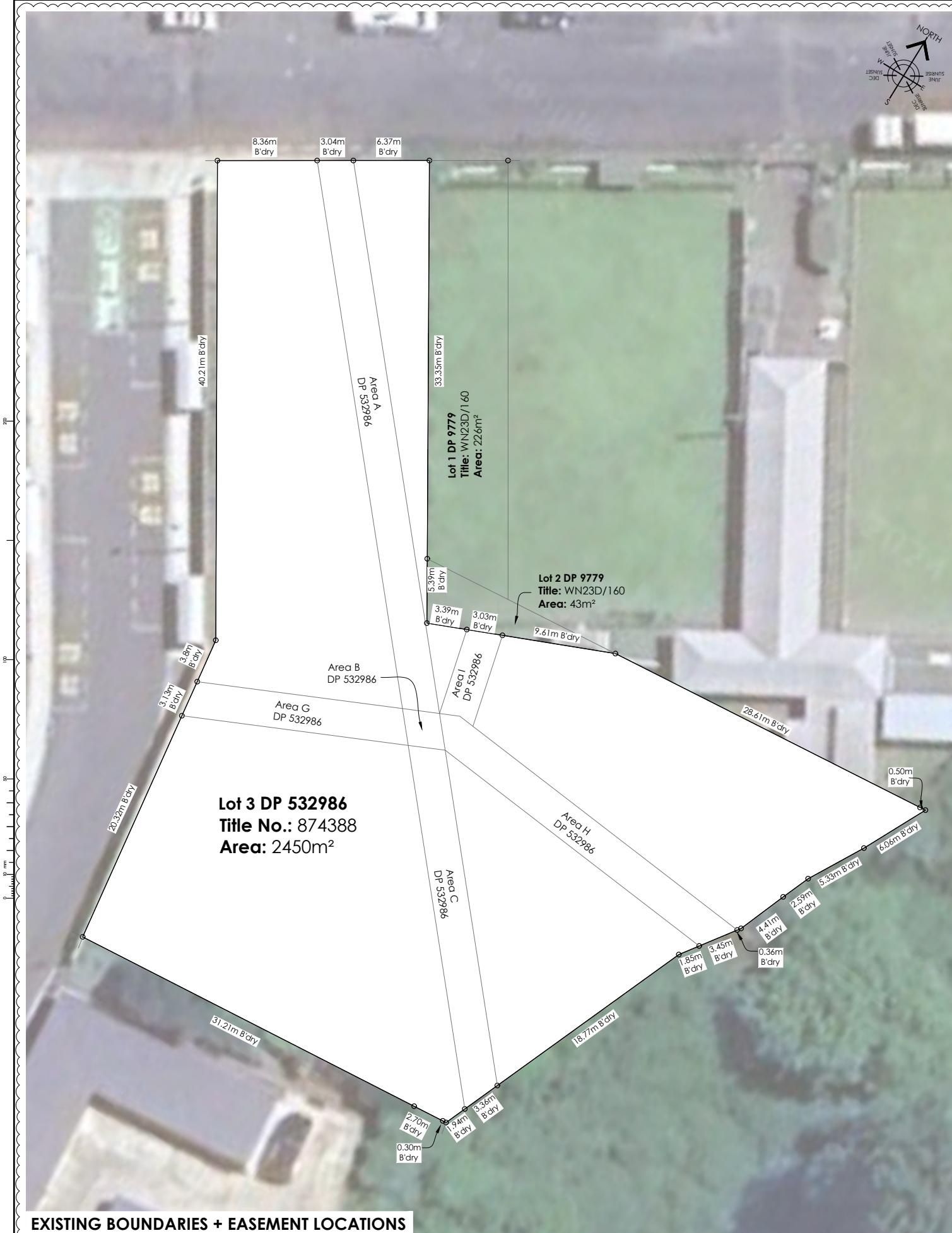
DATE: 17-Oct-24 JOB #: 18067

DESIGNED: MCJ DRAWN: NIO

ISSUE: RC Consent CHECKED: MCJ

SCALE (A1): DRAWING #: REV:

1:1,500 LUC100 R1



EXISTING BOUNDARIES + EASEMENT LOCATIONS

11. ALL DIMENSIONS TO BE CONSIDERED ON SITE BY CONTRACTOR BEFORE MANUFACTURE / CONSTRUCTION. DO NOT SCALE OFF DRAWINGS. NOTIFY DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.		
REV	DATE	AMENDMENT
R0	16.04.24	Issued for Land Use Consent
R1	17.10.24	Site Boundaries revised to match new CT



PRINT
COLOR

pak desig

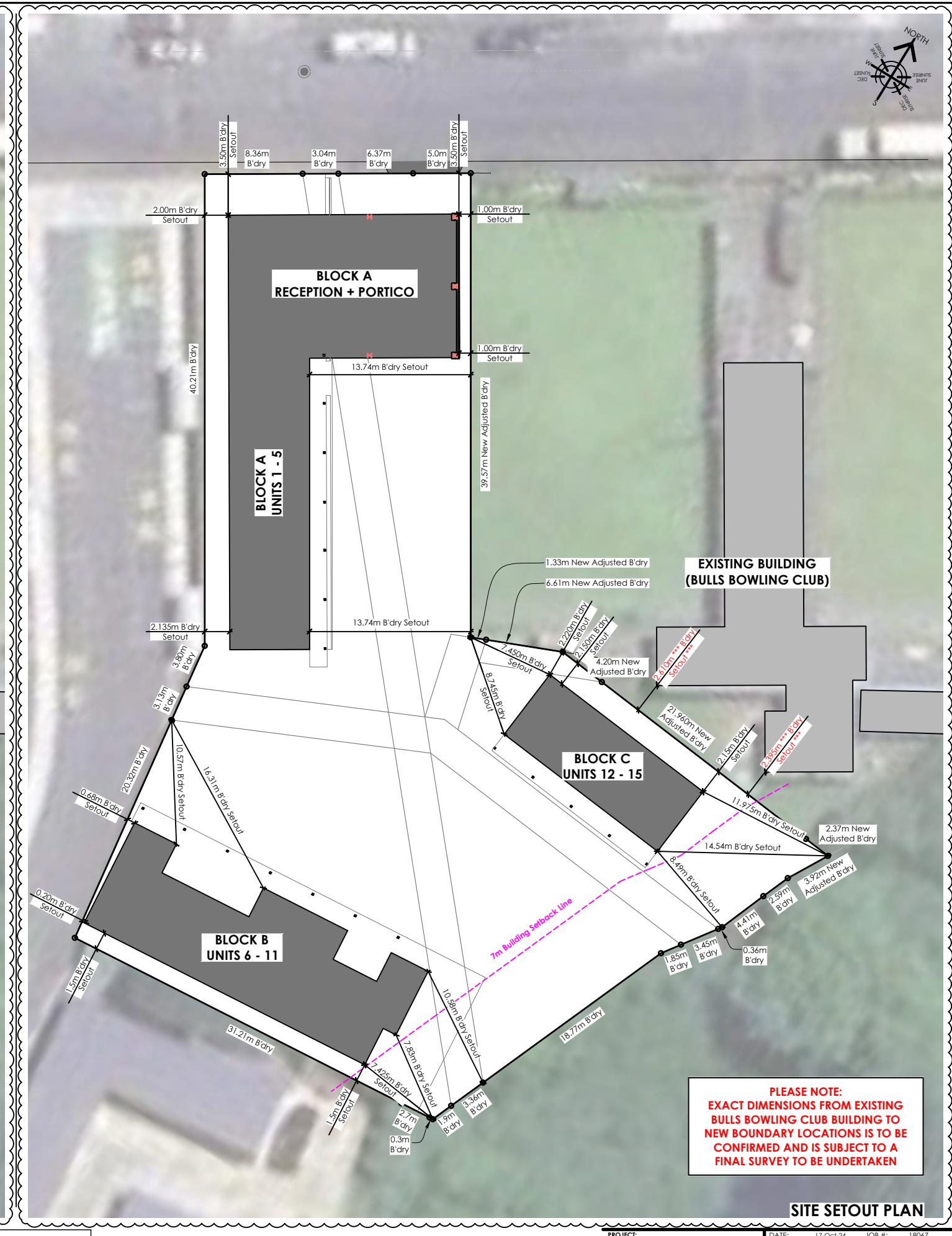
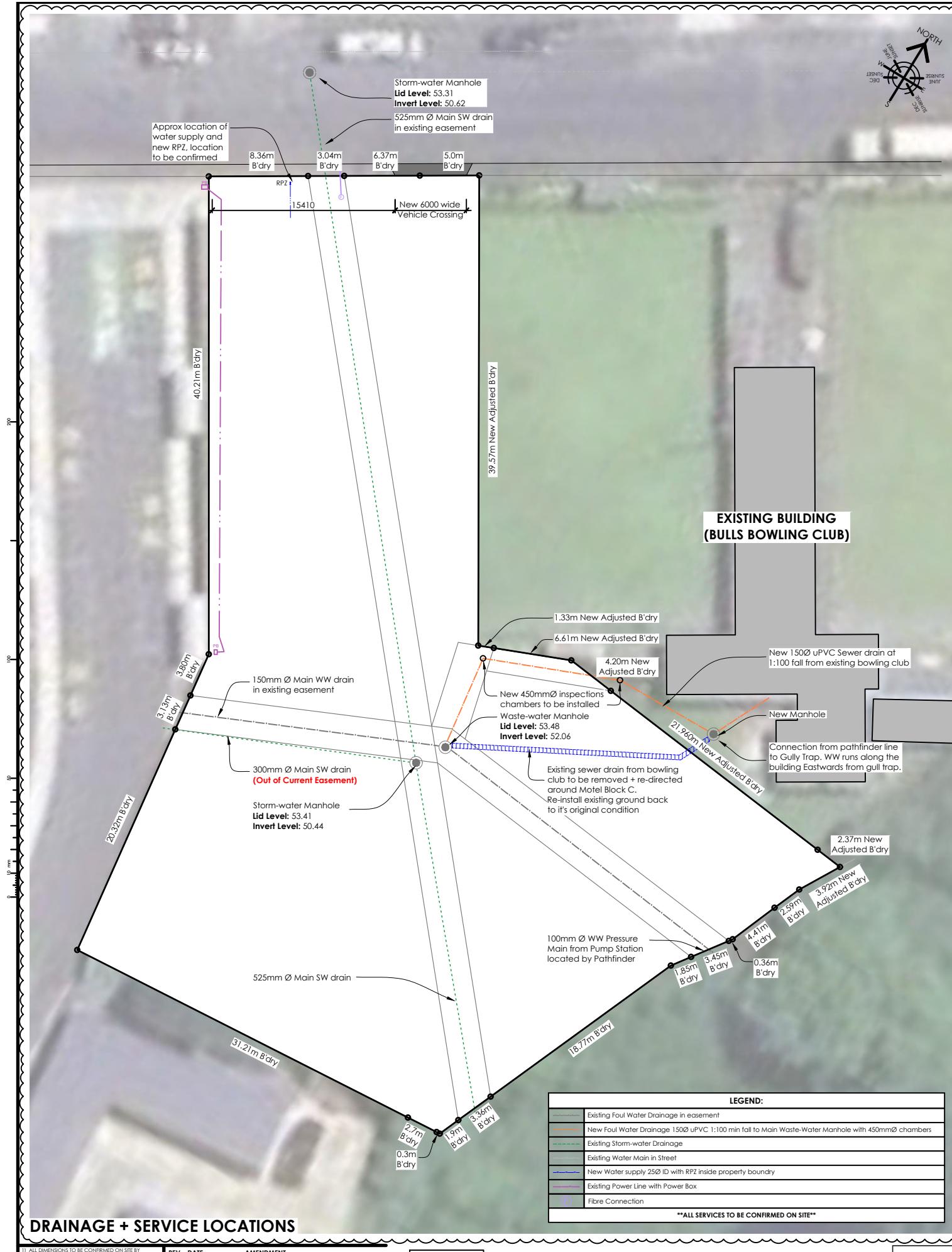
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NEW PROPOSED LAND SWAP AREAS

OBJECT: Bulls Development Criterion Street, Bulls	DATE: 17-Oct-24	JOB #: 18067
AWNING TITLE: Site - Boundary Changes	DESIGNED: MCJ	DRAWN: NIO
	ISSUE: RC Consent	CHECKED: MCJ
SCALE [A1]:	DRAWING #:	REV:
1 : 200	LUC101	R1

APPROVED PLANS RM240056

Thursday, 24 October 2024



DRAINAGE + SERVICE LOCATIONS



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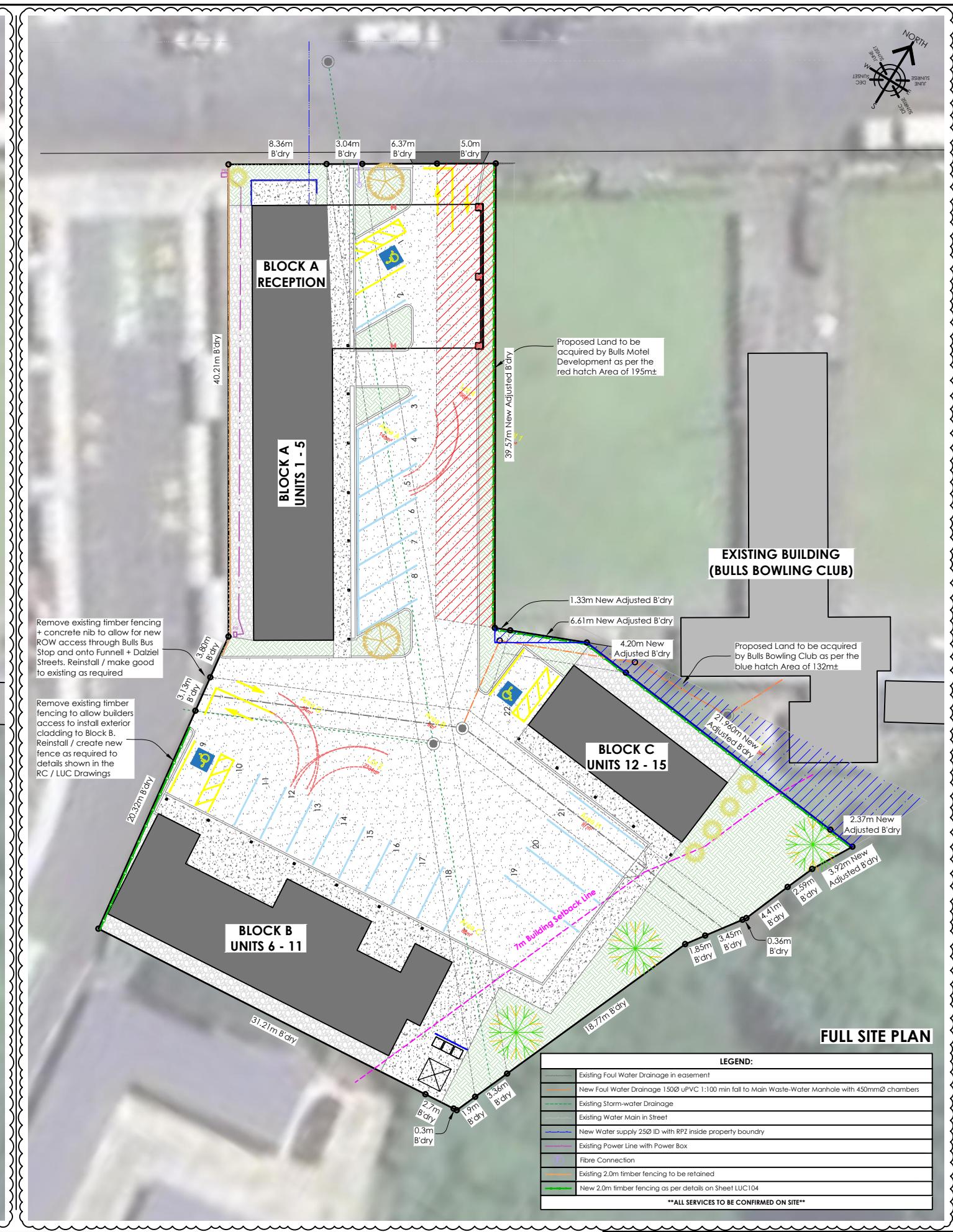
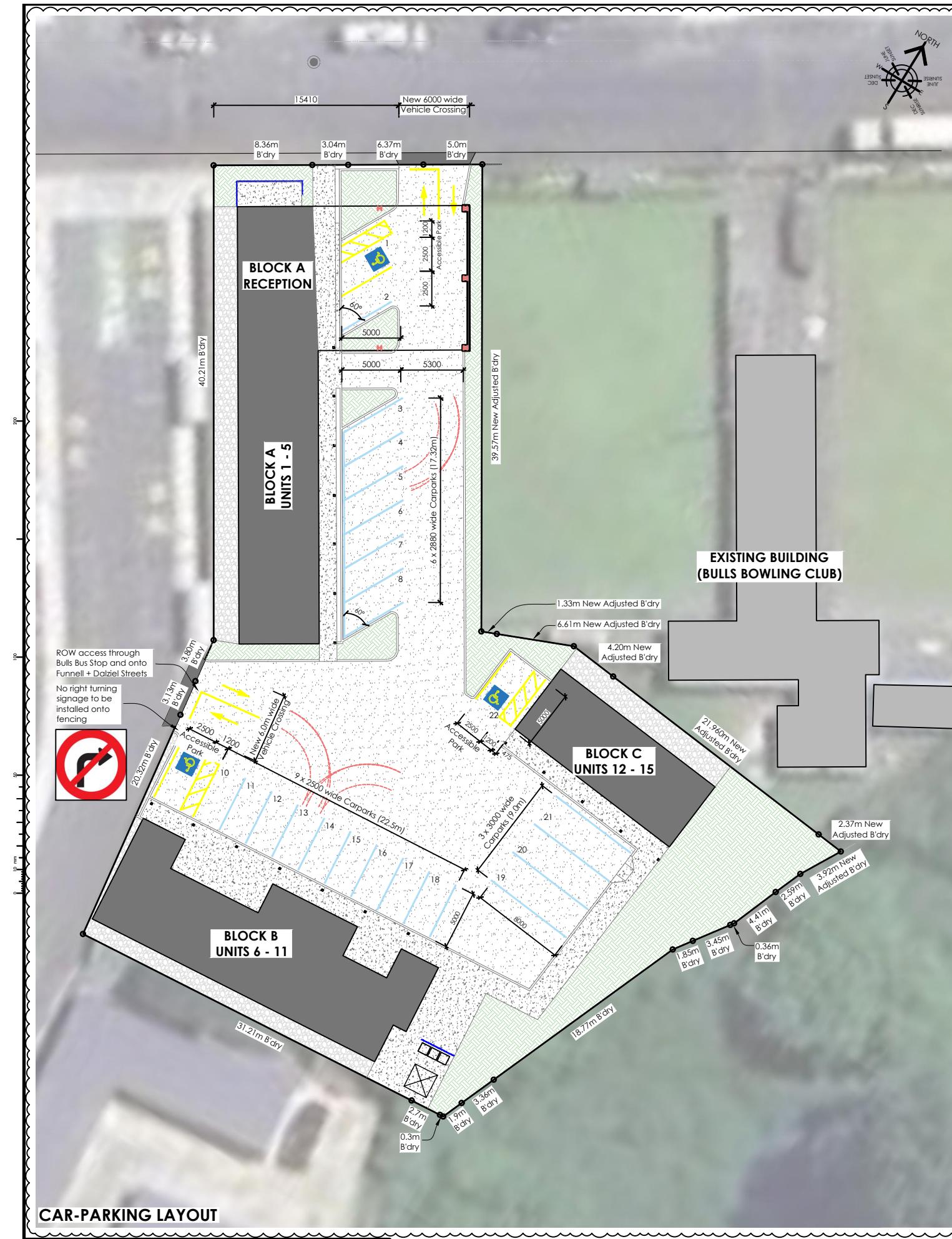
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E: office@pakdesign.co.nz W: www.pakdesign.co.nz

APPROVED PLANS RM240056

12 Thursday, 24 October 2024

SITE SETOUT PLAN

PROJECT: Bulls Development 0 Criterion Street, Bulls	DATE: 17-Oct-24	JOB #: 18067
DRAWING TITLE: Drainage + Services Site Layout Plan	DESIGNED: MCJ	DRAWN: NIO
	ISSUE: RC Consent	CHECKED: MCJ
SCALE (A1):	DRAWING #:	REV:
1:200	LUC102	R1



APPROVED PLANS RM240056

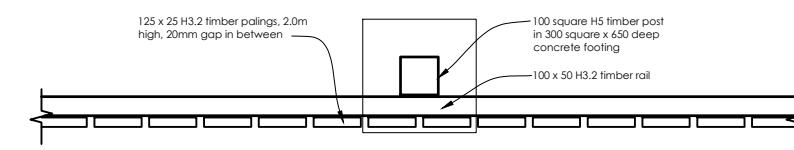
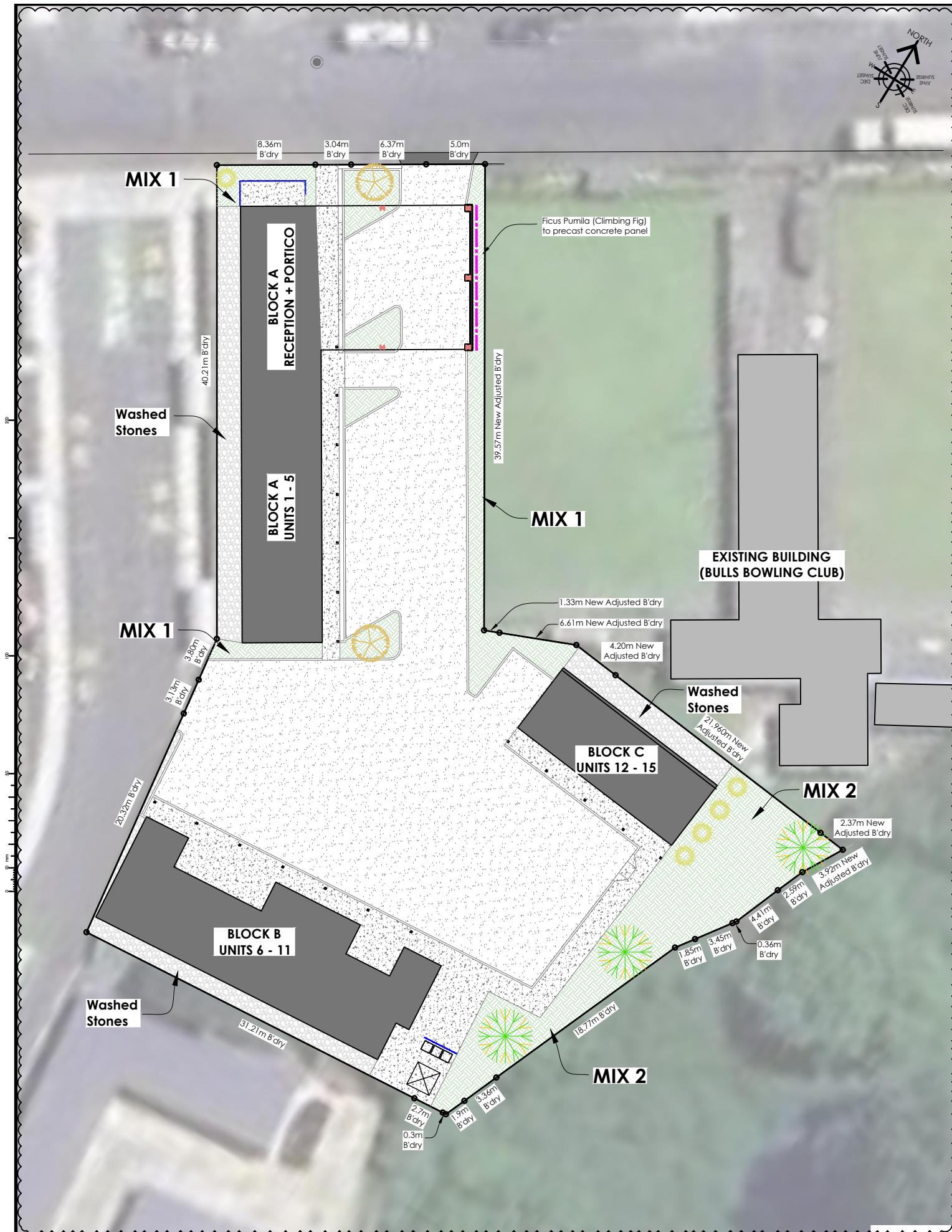
Thursday, 24 October 2024

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REV	DATE	AMENDMENT
R0	16.04.24	Issued for Land Use Consent
RI	17.10.24	Site Boundaries revised to match new CT



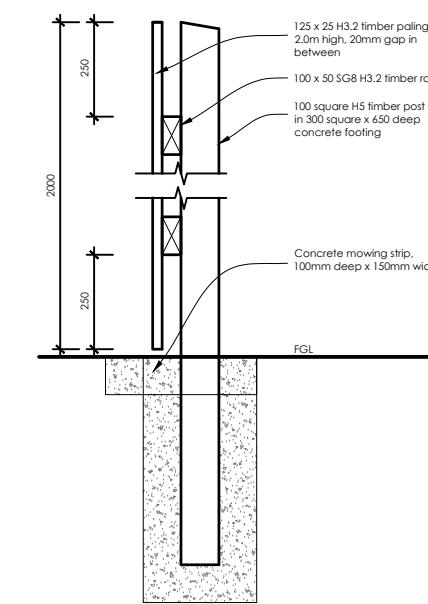
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JECT: ulls Development Criterion Street, Buls	DATE: 17-Oct-24	JOB #: 18067
	DESIGNED: MCJ	DRAWN: NIO
	ISSUE: RC Consent	CHECKED: MCJ
AWING TITLE: ar-Parking Layout Site Plan	SCALE (A1): 1 : 200	DRAWING #: LUC103
		REV: R1



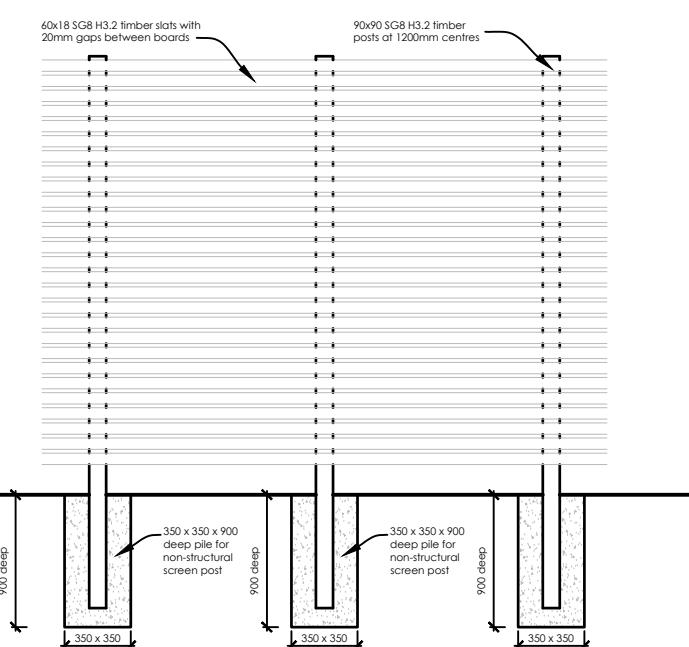
TYPICAL FENCE AT POST DETAIL

Scale 1:10



TYPICAL TIMBER FENCE SECTION

Scale 1:10



TYPICAL ELEVATION SCREENS RECEPTION + RUBBISH BIN AREAS

Scale 1:20

APPROVED PLANS RM240056
Thursday, 24 October 2024

LEGEND:

- Ficus Griffithii x3 (35L)
- Alectryon Execelus x3 (35L)
- Hoheria Angustifolia x7 (35L)
(Block A x1)
(Block C x6)
- Ficus Plumula (Climbing Fig) to Concrete Precast Panel

MIX 1: Total 103 Plants

- Aceana Purpurea x40 (1L)
- Dianella Revelation x15 (2L)
- Hebe Wiri Mist x15 (2L)
- Pittosporum 'Mountain Green' x20 (2L)

MIX 2: Total 75 Plants

Large Shrubs:

- Pittosporum Tenuifolium 'Stephens Island' x5 (18L)
- Pseudopanax Crassifolius x5 (18L)
- Pseudopanax Lessonii 'Dark Star' x5 (18L)

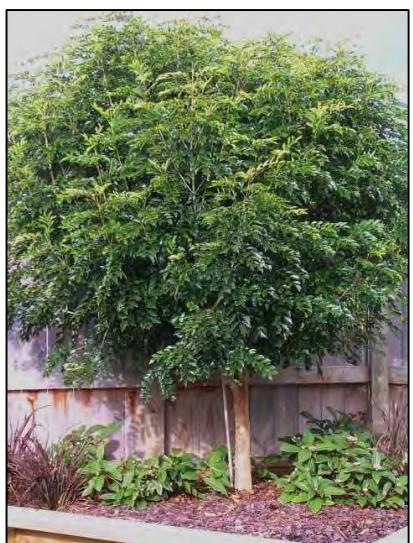
Planting:

- Aceana Purpurea x15 (1L)
- Dianella Revelation x15 (2L)
- Asplenium Bulbiferum x15 (2L)
- Clivia miniata x15 (2L)

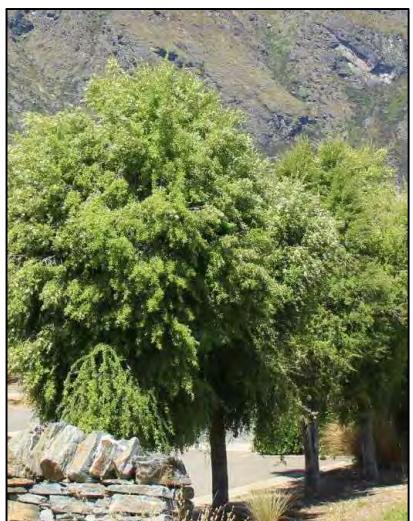
Trees



Alectryon Execelsus



Faxinus Griffithii



Hoheria Angustifolia

Large Shrubs



Pittosporum Tenuifolium 'Stephens Island'



Pseudopanax Crassifolius



Pseudopanax Lessonii 'Dark Star'

Plant Mix 1



Aceana Purpurea



Dianella Revelation



Hebe Wiri Mist



Ficus Pumila (Climbing Fig)



Pittosporum 'Mountain Green'



Aceana Purpurea



Aceana Purpurea



Asplenium Bulbiferum



Clivia Miniata



Dianella Revelation

APPROVED PLANS RM240056
Thursday, 24 October 2024

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3) THIS DOCUMENT IS FOR INFORMATION PURPOSES ONLY. IT IS NOT A CONTRACT DOCUMENT.		
4) THIS DOCUMENT IS FOR INFORMATION PURPOSES ONLY. IT IS NOT A CONTRACT DOCUMENT.		
5) THIS DOCUMENT IS FOR INFORMATION PURPOSES ONLY. IT IS NOT A CONTRACT DOCUMENT.		





CARPARK

30mm Asphaltic Concrete
(DG7), over Tack Coat



FOOT PATHS

100mm Thick Concrete footpaths.



FENCING

New Standard 2.0m high Timber Fencing.
300 wide concrete mowing strip under.

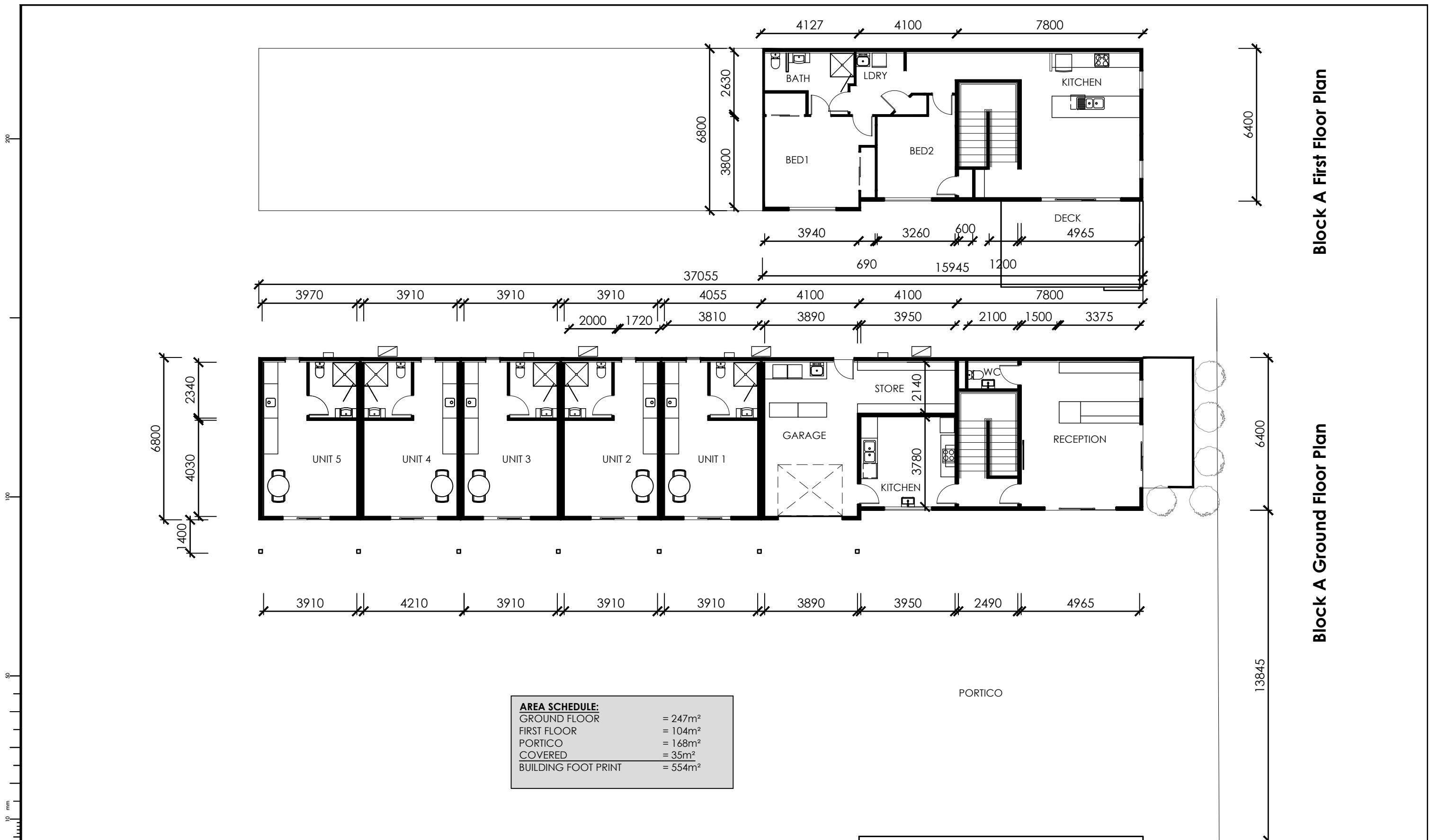
APPROVED PLANS RM240056
Thursday, 24 October 2024

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REV	DATE	AMENDMENT
R0	16.04.24	Issued for Resource Consent



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PROJECT: Bulls Development	DATE: 16-Apr-24	JOB #: 18067
DESIGNED: MCJ	DRAWN: NIO	
ISSUE: RC Consent	CHECKED: MCJ	
DRAWING TITLE: Landscape Selections 2	SCALE (A1):	DRAWING #: REV:
		LUC106 R0



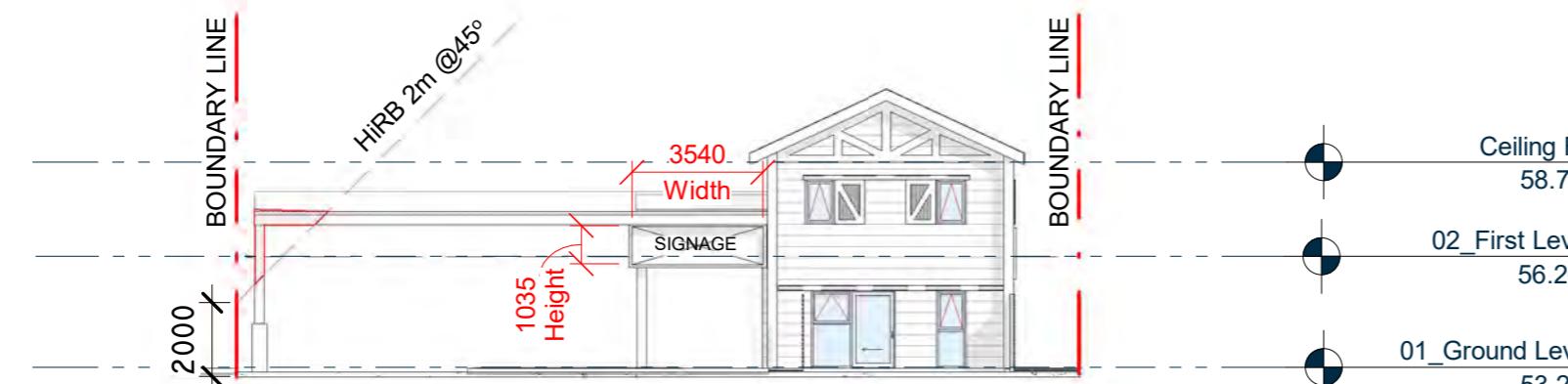
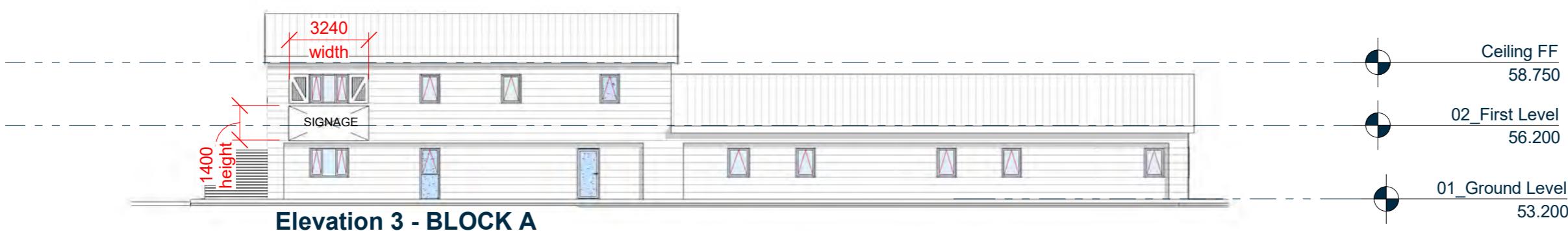
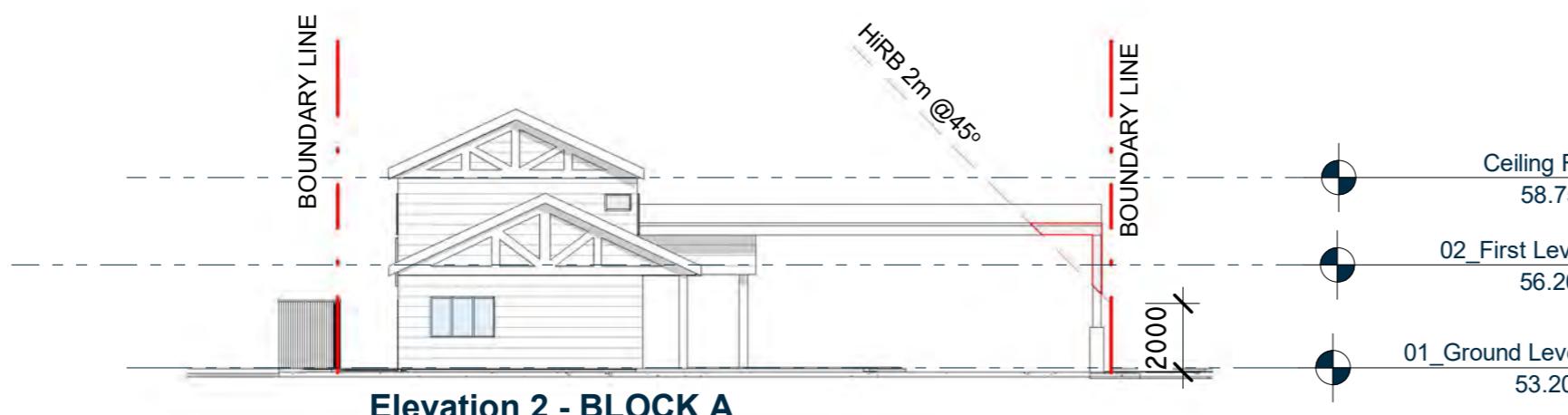
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Thursday, 24 October 2024

PROJECT:
BULLS DEVELOPMENT
Criterion St, Bulls
DRAWING TITLE:
Proposed Block A Floor Plan

DATE:	11-Apr-24	JOB #:	18067
DESIGNED:	MCJ	DRAWN:	MCJ
ISSUE:	Proposal	CHECKED:	MCJ
SCALE:		DRAWING #:	
A3 @ 1:150		LUC107	RO



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2) THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, ENGINEER & SUB-CONSULTANCE DOCUMENTATION & TRADE RELATED PUBLICATIONS. CONSTRUCT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE & OTHER STATUTORY, REGULATORY DOCUMENTS & TERRITORIAL AUTHORITY REQUIREMENTS.

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WITH THE NEW LEADERSHIP BUILDING CODE & OWNER'S MANUAL, RESCUE WORK DOCUMENTS & TERRITORIAL AUTHORITY REQUIREMENTS

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Stat

Concept Design

Project

MOTEL, BULLS

Draw

Proposed Elevations - Block A

Drawn Scale:

Drawn

WVDB

Project No.
2023/09/05

Date: 8-8-01

2.8.21

LUC108 R0



BLOCK A _ ENTRANCE VIEW



BLOCK A _ STREET VIEW



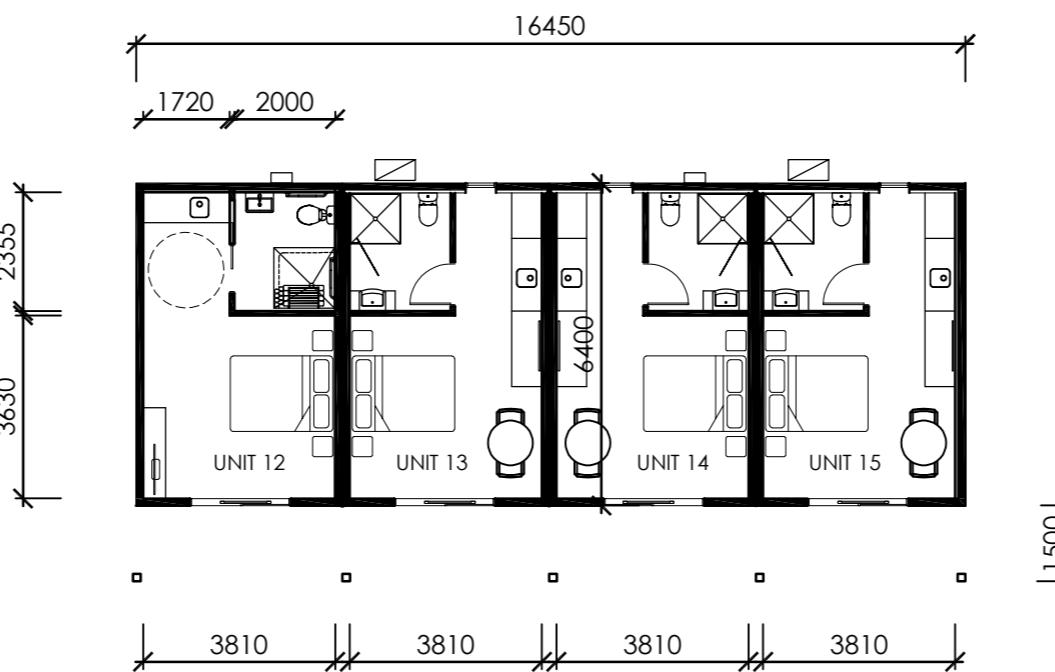
BLOCK A _ FROM CARPARK

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Thursday, 24 October 2024

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Block B Floor Plan



Block C Floor Plan

AREA SCHEDULE:	
GROUND FLOOR	= 106m ²
COVERED	= 25m ²
BUILDING FOOT PRINT	= 131m ²

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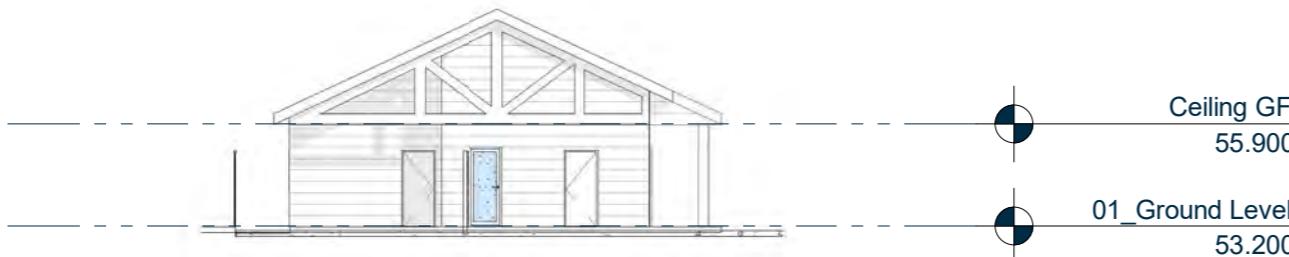
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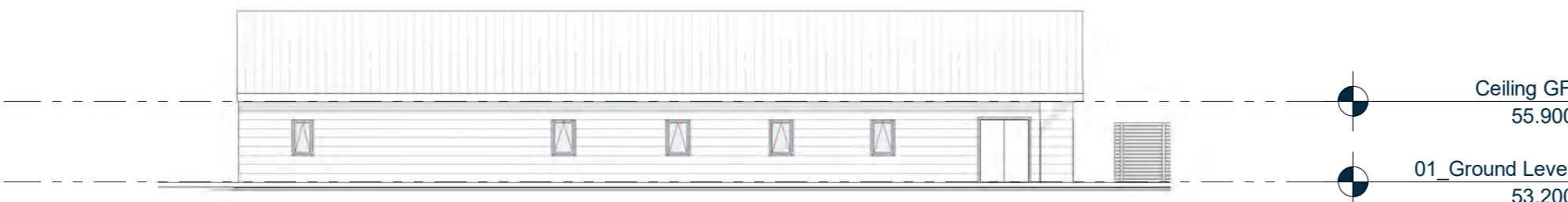
PROJECT: BULLS DEVELOPMENT Criterion St, Bulls	DATE:	23-Apr-24	JOB #:	18067
	DESIGNED:	MCJ	DRAWN:	MCJ
	ISSUE:	Proposal	CHECKED:	MCJ
DRAWING TITLE: Proposed Block B + C Floor Plan	SCALE:		DRAWING #:	REV:
	A3	@ 1:150	LUC110	RO



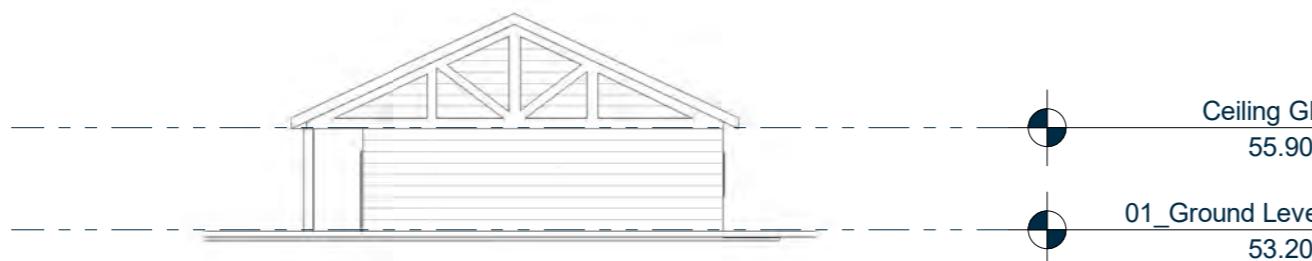
Elevation 5 - BLOCK B



Elevation 6 - BLOCK B



Elevation 7 - BLOCK B



Elevation 8 - BLOCK B

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Thursday, 24 October 2024

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BLOCK B _ ENTRANCE VIEW



BLOCK B _ SIDE VIEW FROM BLK C



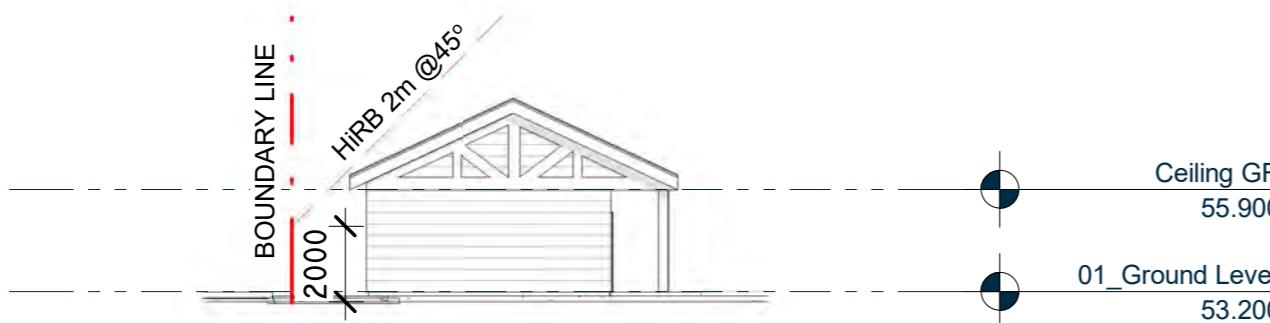
BLOCK B _ SIDE VIEW FROM NEIGHBOUR SIDE

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Thursday, 24 October 2024

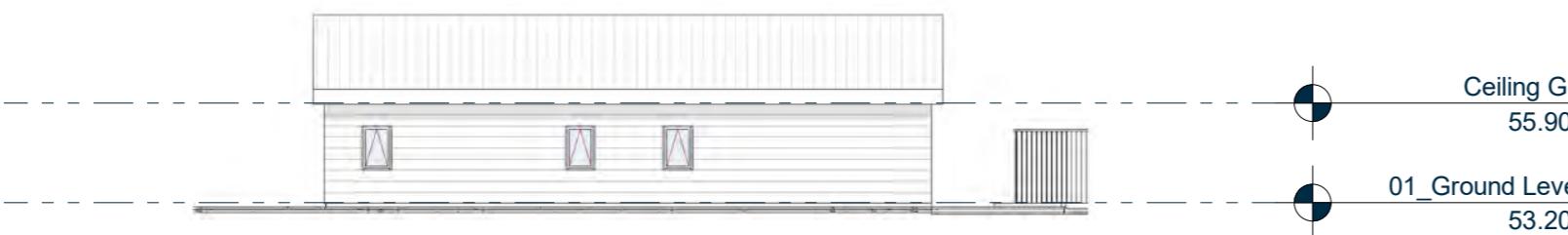
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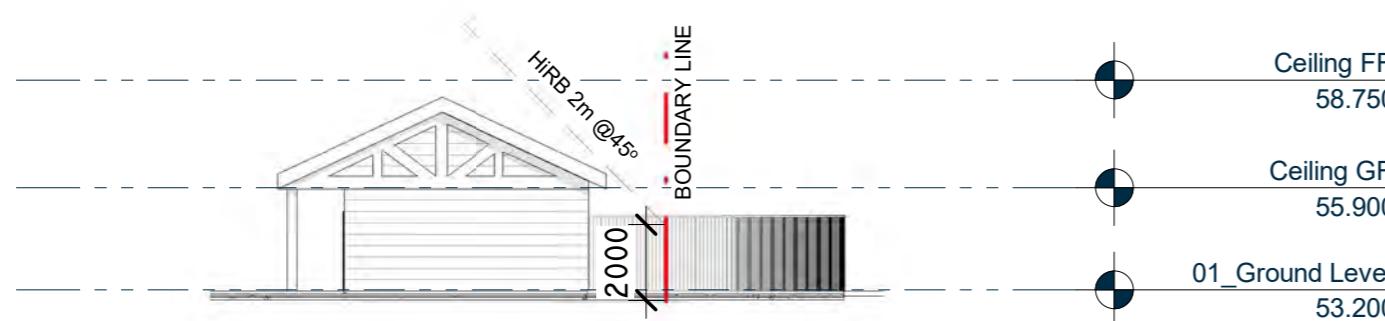
Elevation 9 - BLOCK C



Elevation 10 - BLOCK C



Elevation 11 - BLOCK C



Elevation 12 - BLOCK C

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BLOCK C _ SIDE VIEW FROM CARPARK

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Thursday, 24 October 2024



BLOCK C _ SIDE VIEW FROM NEIGHBOURS

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lighting
solutions

Designed by:

J.A. Russell Ltd
ELECTRICAL & DATA SUPPLIERS

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regan.young@jarussell.co.nz
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Radcliffe
ELECTRICAL

Client:

trydan Electrical Limited

Project Name:

Motel External Car Park Lighting

Project Address:

Criterian Street Bulls

Designed by:

RY

Date:

20/03/2024

Design No:

LSD11700-0

Checked by:

KM

Date:

20/03/2024

Revision:

0

Page 1 of 6

Project:
Motel External
Car Park Lighting

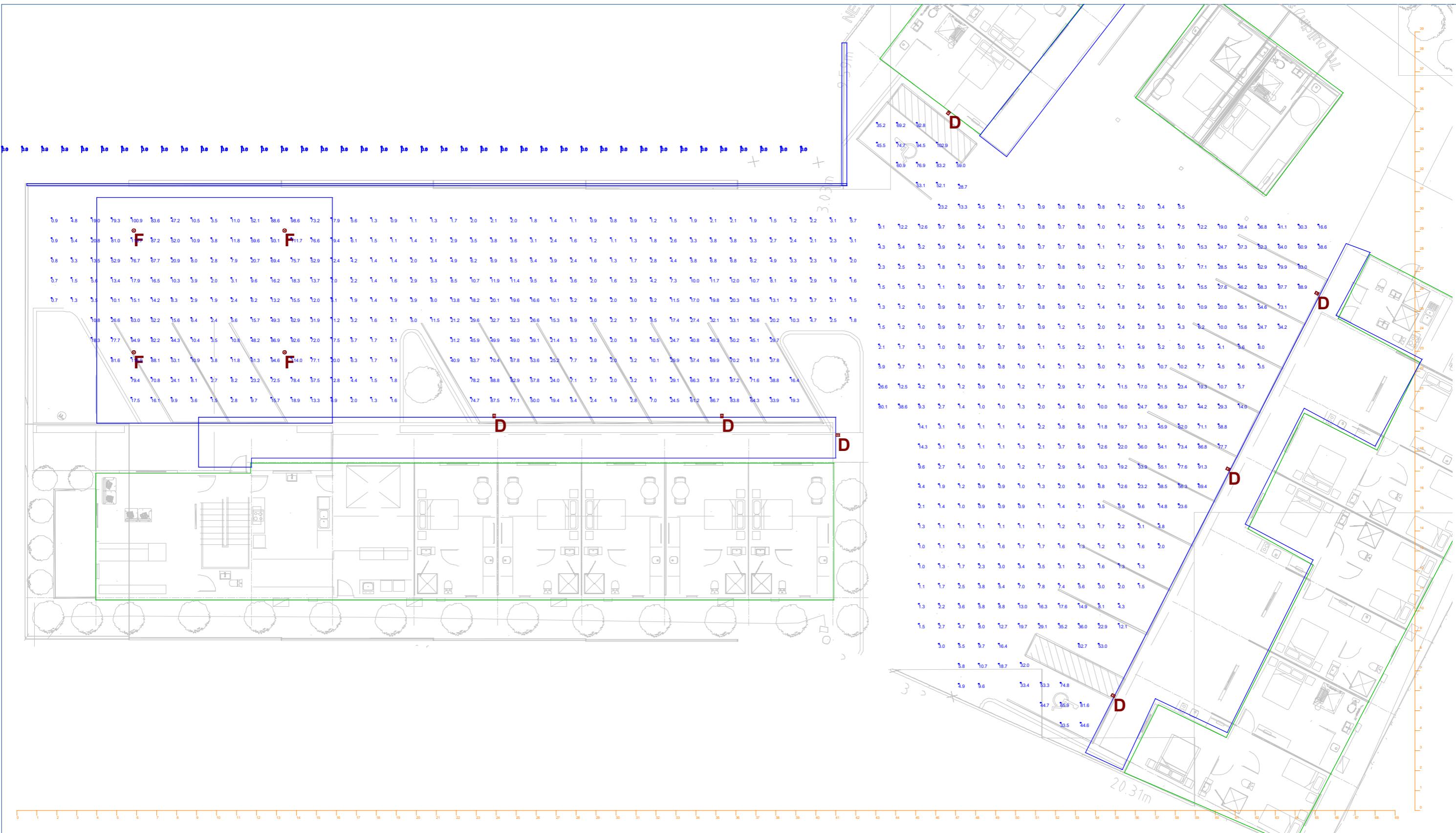
Address:
Criterian Street
Bulls

Client:

trydan Electrical Limited

Design Time:
2 hours of professional service

Quote No(s): APPROVED PLANS RM240056
XXXXXX Thursday, 24 October 2024



APPROVED PLANS RM240056
Thursday, 24 October 2024

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Client:

Project Name:

Motel External Car Park Lighting

Project Address:

Criterian Street Bulls

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RY

Date:

20/03/2024

Design No:

LSD11700-0

Checked by:

KM

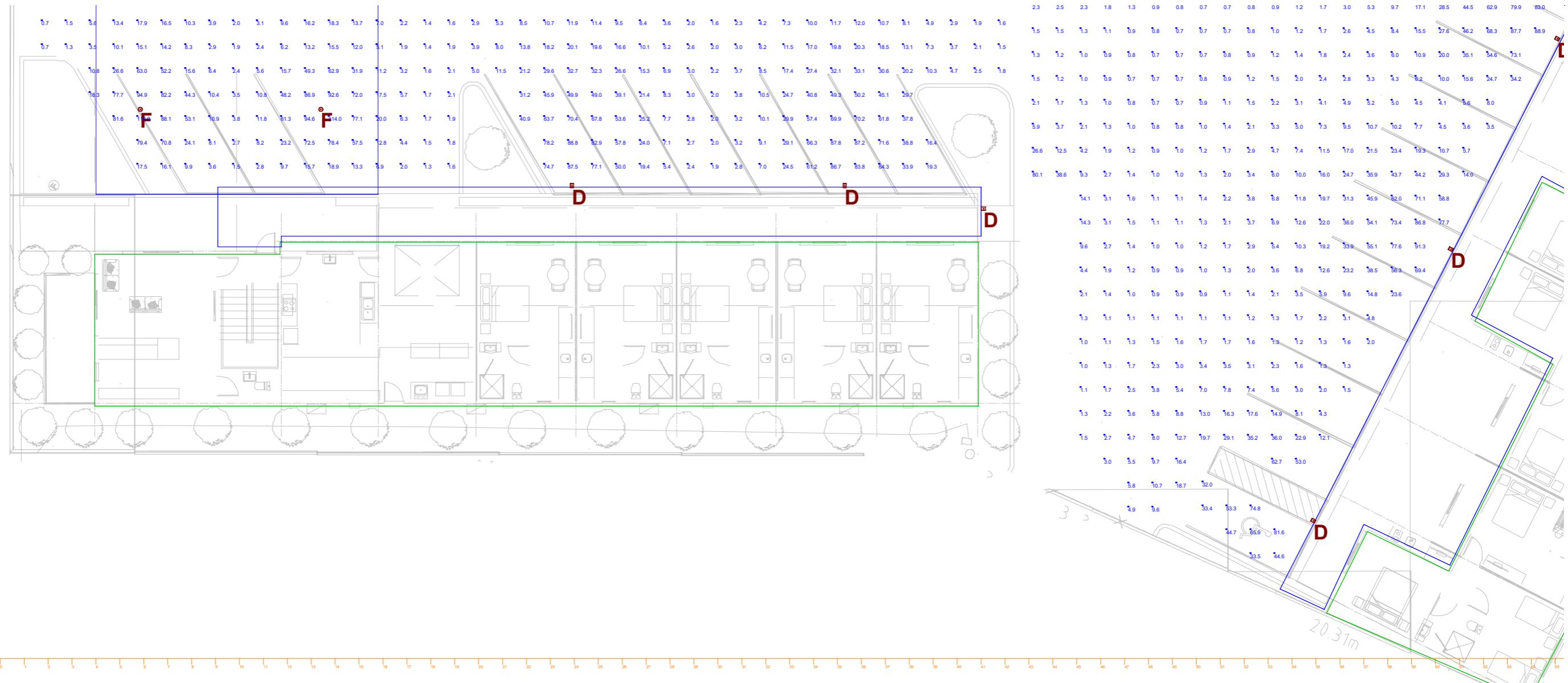
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APPROVED PLANS RM240056
Thursday, 24 October 2024

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Electrical Limited

Client:

Project Name:

Motel External Car Park Lighting

Project Address:

Criterian Street Bulls

Designed by:

RY

Date:

20/03/2024

Design No:

LSD11700-0

Checked by:

KM

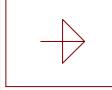
Date:

20/03/2024

Revision:

0

Page 3 of 6

Luminaire Schedule									
Symbol	Qty	Label	Lumens	LLF	Description	Power	[MANUFAC]	Image	
	4	F	1810	0.750	D_LIGHT 20W LED 4K RND FIXED SILVER L70_50HRS IP65 IK08	20	HALCYON LIGHTS		
	7	D	3152	0.750	SMARTBRIGHT FLOODLIGHT G2 30W 4K AWB L70@50HRS IP65 IK08	30	PHILIPS		

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Thursday, 24 October 2024

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Client:


Project Name:

Motel External Car Park Lighting

Project Address:

Criterian Street Bulls

Designed by:

RY
20/03/2024

Design No:

LSD11700-0

Checked by:

KM
20/03/2024

Revision:

0
Page 4 of 6

Calculation Summary

Calculation Summary				
Label	Avg	Max	Min	Max/Avg
Car Park Area	11	91.3	0.7	8.02
Car Park Area 1	22	116.9	0.7	5.32
Disabled Area	69	102.9	35.2	N.A.
Disabled Area 1	52	81.6	32.0	N.A.
ObtrusiveLight	0	0.7	0.0	N.A.

LPD Area Summary			
Label	Area	Total Watts	LPD

Design Notes

Lighting Design based on LED Flood 3m
 Car Park PC3 CAT 3.5 lux avg-7 lux min
 PCD>14 lux min

Standard Design Parameters

Reflectances:	Office	Warehouse	Working plane height:	Maintenance Factors:
Ceiling	- 0.70	- 0.50	Office	- 0.70m
Wall	- 0.50	- 0.50	Warehouse General	- 0.70m
Floor	- 0.20	- 0.20	Warehouse Packing Bench	- 0.85m
Shelving	- 0.40		Tennis	- 1.00m
			Sports - General	- 0.00m

Maintenance Factors derived from AS/NZS1680.4:2001 based upon 2yr cleaning cycle/ Clean Room (Normal for Warehouse) / Medium size and lumen maintenance based on mean life of light source for legacy product and 5 year (20,000hrs) project life for (Office/Retail/Warehouse/ Exterior Carparks and Security) and 10 year (10,000hrs) project life for (Exterior Sports Lighting) for LED product.

APPROVED PLANS RM240056
Thursday, 24 October 2024

Designed by:

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ELECTRICAL & DATA SUPPLIERS
 PH:(06) 350 1593
 regan.young@jarussell.co.nz
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Client:
 Tarydan Electrical Limited

Project Name:
 Motel External Car Park Lighting

Project Address:
 Criterion Street Bulls

Designed by: **RY** Date: 20/03/2024 Design No: **LSD11700-0**
 Checked by: **KM** Date: 20/03/2024 Revision: **0** Page 5 of 6

Luminaire Images



Label : F



Representative Image only

Label : D

APPROVED PLANS RM240056
Thursday, 24 October 2024

Designed by:

J.A. Russell Ltd

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Client:

trydan
Electrical Limited

Project Name:

Motel External Car Park Lighting

Designed by:

RY

Date:

20/03/2024

Design No:

LSD11700-0

Project Address:

Criterian Street Bulls

Checked by:

KM

Date:

20/03/2024

Revision:

0

Page 6 of 6

BUILDING CONSENT CERTIFICATE

Building Consent No:	250007	Issued By:	Rangitikei District Council
Valuation No:	1365032802	Issued:	19 February 2025
Street address of building:		10 Criterion Street, Bulls	
Legal description of land where building is located:		LOT 3 DP 532986	
Building name:		Bulls Motel	
Location of building within site/block number:			
Level/unit number:		2	

OWNER

Name of owner:	DT Holdings Ltd
Contact person:	Paul Humphries
Mailing Address:	PO Box 98, Marton
Street address/registered office:	10 Criterion Street, Bulls
Contact phone number:	06 952 3584
Contact mobile number:	021459710
Contact email address:	paul@humphries.kiwi

First point of contact for communication with the Council/Building Control Authority (BCA):

Agent	Matthew James C/- Pak Design PO Box 5309, Terrace End, Palmerston North 4441 matt@pakdesign.co.nz
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BUILDING WORK

The following building work is authorised by this Building Consent:	Construction of a new motel complex with 15 units and a manager's residence across three blocks.
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This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

STANDARD CONDITIONS

This building consent is subject to the following conditions:

Section 90 of the Building Act 2004: Inspections by building consent authorities

- (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect—
 - a) land on which building work is being or is proposed to be carried out; and
 - b) building work that has been or is being carried out on or off the building site; and
 - c) any building.
- (2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.
- (3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

COMPLIANCE SCHEDULE

The compliance schedule must contain the following specified systems and comply with the performance standards for those systems required by the building code.

Current Compliance Schedule Number:

CS0344

Specified Systems	Performance Standards (Building Code)
SS2 Automatic Or Manual Emergency Warning Systems	<p>SS2 - Emergency Warning Systems.</p> <p>Type 5 Automatic Fire Alarm in Block A. Type 2 in Blocks B and C.</p> <p>Location - Where shown on drawings.</p> <p>P/Std - NZS4512:2021.</p> <p>Inspection & Maintenance - NZS4512:2021 Part 6.</p> <p>Frequency - Monthly & Annually by IQP.</p> <p>Type 1 Domestic Smoke Detection in Blocks B and C.</p> <p>Location - Where shown on drawings.</p> <p>P/Std - NZS4512:2021.</p> <p>Inspection & Maintenance - NZS4512:2021 Part 6.</p> <p>Frequency - Monthly & Annually by IQP.</p>
SS4 Emergency Lighting Systems	<p>SS4 - Emergency Lighting.</p> <p>LED Fittings with long life self-contained batteries.</p> <p>Location - Where shown on drawings.</p> <p>P/Std - AS2293 Parts 1 and 3 :2005 modified by NZBC F6/AS1 Appendix B 2017.</p> <p>Inspection & Maintenance - AS/NZS2293 Part 2:1995.</p> <p>Frequency - 6 Monthly & Annually by IQP.</p>
SS7 Automatic Back-Flow Preventers	<p>SS7 - Automatic Backflow Prevention Devices.</p> <p>Reduced pressure zone devices (RPZ).</p> <p>Location - Road front garden.</p> <p>P/Std - AS/NZS 2845:2010 Water supply - Backflow prevention devices. Part 1: Materials, design and performance requirements. Amendment 1.</p> <p>Inspection & Maintenance - NZS 2845.3:2020 - Section 2.</p> <p>Frequency - Annually by IQP.</p>
SS9 Mechanical Ventilation / Air Conditioning Systems	<p>SS9 - Mechanical ventilation or air conditioning systems.</p> <p>Split Air Conditioning units that introduces fresh air into the building.</p> <p>Location - Where shown on drawings.</p> <p>P/Std - NZS 4303:1990.</p> <p>Inspection & Maintenance - AS/NZS 3666.2:2011.</p> <p>Frequency - 3 Monthly & Annually by IQP.</p>

SS14/2 Signs	<p>SS14/2 - Signs for Specified Systems.</p> <p>SS2 - Signs indicating the operation of manual fire alarm call points.</p> <p>Location - Where shown on drawings.</p> <p>P/Std - NZS4512:2021 Appendix F.</p> <p>Selected from NZBC C/AS2 para 3.16.1 and F8/AS1 para 5.1 figure 4.</p> <p>Inspection & Maintenance - NZS4512:2021 Part 6.</p> <p>Frequency - Monthly & Annually by IQP.</p> <p>SS4 - Emergency lighting self-contained batteries.</p> <p>Location - Where shown on drawings.</p> <p>P/Std - AS2293 Parts 1 and 3 :2005 modified by NZBC F6/AS1 Appendix B 2017.</p> <p>Inspection & Maintenance - AS/NZS2293 Part 2:1995.</p> <p>Frequency - 6 Monthly & Annually by IQP.</p>
SS15/1 Systems for Communicating Spoken Information Intended to Facilitate Evacuation	<p>SS15/1 - Communicating Spoken Evacuation Info.</p> <p>Voice component of the audible fire alarm alerting signal.</p> <p>Location - Where shown on drawings.</p> <p>P/Std - NZS4512:2021.</p> <p>Inspection & Maintenance - NZS4512:2021 Part 6.</p> <p>Frequency - Annually by IQP.</p>
SS15/2 Final Exits	<p>SS15/2 - Final Exits.</p> <p>Location - Where shown on drawings.</p> <p>P/Std - NZBC C/AS2:2023 Para 3.12 and 3.15.</p> <p>Inspection & Maintenance - AS1851:2012 Para J2</p> <p>Ensure the exit doors are easy to open, are free from obstruction and are not blocked, locked or barred.</p> <p>Escape routes are clearly identified and are free of obstructions.</p> <p>Frequency - Daily by Owner/Occupier. Monthly by IQP.</p>
SS15/3 Fire Separation	<p>SS15/3 - Fire Separations and Fire Doors.</p> <p>Location - Where shown on drawings.</p> <p>Internal 60/60/60 fire separations.</p> <p>P/Std - Internal 60/60/60 fire separation</p> <p>Tested to; AS1530 Part 4:2014 and AS4072 Part 1:2005</p> <p>Selected from NZBC C/AS2:2023 Section 2.3 and para 4.9.2.</p> <p>Inspection & Maintenance - AS1851.12:2012.</p> <p>Frequency - 6 Monthly & Annually by IQP.</p> <p>-/60/30 SM fire doors with smoke stopping capability.</p> <p>P/Std - INZS4520:2010.</p> <p>Inspection & Maintenance - NZS4520:2010 part 7.</p> <p>Frequency - Daily by Owner/Occupier. Monthly & Annually by IQP.</p>

SS15/4 Signs for Communicating Information Intended to Facilitate Evacuation	<p>SS15/4 - Evacuation Signs.</p> <p>Internally illuminated exit signs.</p> <p>Location - Block A: Garage, Kitchen, Stairwell, Reception.</p> <p>P/Std - AS2293 Parts 1 and 3 :2005 modified by NZBC F6/AS1 Appendix B 2017.</p> <p>Inspection & Maintenance - AS/NZS2293 Part 2:1995.</p> <p>Frequency - Daily by Owner/Occupier. 6 Monthly & Annually by IQP.</p> <p>Non-illuminated exit signs.</p> <p>Location - Block B: Toilets, Kitchen, Laundry and Clean room.</p> <p>P/Std - NZBC F8/AS1 Amendment 4 Section 4.0.</p> <p>Inspection & Maintenance - NZBC F8/AS1 Amendment 4 Section 4.0.</p> <p>Frequency - Daily by Owner/Occupier. 6 Monthly & Annually by IQP.</p>
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ATTACHMENTS

Copies of the following documents are attached to this Building Consent:	<input checked="" type="checkbox"/> Plans and specifications for building work <input type="checkbox"/> Section 37 Certificate <input type="checkbox"/> Section 75 Certificate <input checked="" type="checkbox"/> Inspection Information	<input checked="" type="checkbox"/> Required items <input type="checkbox"/> Section 73 Certificate <input checked="" type="checkbox"/> Infrastructure Forms <input checked="" type="checkbox"/> Siting Form
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Signature:

Name: Bryan Jacobsen Position: Building Consent Officer

On behalf of Rangitikei District Council

Date: 19 February 2025

Building Consent: 250007

Advice Notes:

This Building Consent should be read in conjunction with the following advice notes:

Building

Please be aware that there is a granted Land Use Consent (Rangitikei District Council reference RM240056) for which there are a number of conditions. It is the building consent holders responsibility to ensure that the conditions of consent are complied with and all relevant documents provided to Council. I recommend you read the Land Use consent Decision to ensure you understand your responsibilities in this regard.

All works strictly in accordance with plans and specifications

Photos will not be accepted in lieu of inspections without prior approval from the Building Control Officer

Engineer monitoring and recording of inspections is required. Please provide engineers site reports to the inspector at the next available inspection.

Building code clause 'F5 Construction and Demolition Hazards' must be observed at all times during construction

Documents must be onsite at the time of inspections

Correct siting form required (make sure this is added in BC documentation)

Infrastructure

Stormwater pipes to be marked out onsite as per resource consent before construction takes place.

Wastewater and Stormwater pipes to be CCTVed before and after construction - check with Rob please before signing off CCC.

Council (BCA) inspections required:

Council BCA Inspections required		
PLEASE NOTE THAT INSPECTIONS CANCELLED WITH LESS THAN 24 HOURS NOTICE COULD INCUR THE INSPECTION COST		
No	Inspection Type	Notes
1	Siting	
6	Foundation/Pile/Concrete Floor	3x Slab Foundations Pre-pours, & 3x Slab Prepours.
3	Subfloor Plumbing/Drainage	3x Under-Slab Drainage
1	Precast Concrete Work	Block A Pre-cast Panel.
3	Wall/Roof Framing	3x Pre-roof framing.
3	Wrap/Cavity	3x Wrap/Cavity.
1	Membrane Roofs/Enclosed Decks	Membrane Deck.
16	Preline Building	15 x units & 1x Manager's Residence.
16	Preline Plumbing/Drainage	15 x units & 1x Manager's Residence.
32	Postline	15 x units & 1x Manager's Residence - following each layer or GIB Fire Rating (2x layers).
2	Drainage	S/W & S/S Site Drainage systems.
1	Final Commercial	Extended Final for project completion.

85	Total Inspections	
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You will need to provide the following documentation to support your approved building consent:

The following documentation will need to be provided to council before a final inspection is able to be booked:	
Accredited Body Inspection Certificate - alarms & sprinklers (F7, C Docs)	
Automatic Backflow Certificate (SS7, G12)	
Automatic or Manual Emergency Warning Systems (SS2)	
CCC application - Form 6	
Construction PS3	Contractor PS3 Producer Statement (Construction).
Construction PS4 Review	<p>PDS4 required for the following engineer supervision/observation inspections:</p> <p>CM3</p> <ul style="list-style-type: none"> - Foundations - prior to pouring concrete, - Structural Steel/Timber Items - prior to enclosure. <p>Information to be supplied to Vert-X Ltd by contractor prior to issue of PS4:</p> <ul style="list-style-type: none"> - Copies of Building Consent and conditions plus all Building Consent Amendments and any relevant Minor Variations, - Contractor PS3 Producer Statement (Construction), - Steel fabricator PS3 Producer Statement (Construction), - Structural steel paint applicator PS3 Producer Statement (Construction) including confirmation of paint system with details of products used and thicknesses used p, - Precast panel supplier PS3 Producer Statement (Construction), -PS4 geotechnical engineer including compaction of hardfill.
Electrical Certificate	
Emergency Lighting Systems (SS4)	
Fire - Fire Alarm System Installation Certificate (F7)	
Fire - Fire Protection System Asbuilt Plan (F7)	
Gas Certificate	
Plumbers Pressure Test Certificate (G12)	
PS - Other	- Steel fabricator PS3 Producer Statement (Construction).
Siting Form	
Specified Systems location plan	As-built Plans.
Timber Treatment / Grading Certificate (B2 / B1)	
Truss Manufacturers Asbuilt Plan (B1)	
Ventilation Producer Statement (SS9, G4)	
Visibility in Escape Routes - PS4 (F6)	
Water Proofing Certificate - External (E2)	
As Laid Pile Plan	As-built Drainage plan.

A printed copy of all approved plans and specifications must be kept with the building consent. Our building officers need access to the site and plans and specifications before they can carry out an inspection.

BUILDING CONSENT CERTIFICATE

Building Consent No:	250007A	Issued By:	Rangitikei District Council
Valuation No:	1365032802	Issued:	17 July 2025
Street address of building:		10 Criterion Street, Bulls	
Legal description of land where building is located:		LOT 3 4 DP 606417	
Building name:		Bulls Motel	
Location of building within site/block number:		Blocks 2 & 3	
Level/unit number:		1	

OWNER

Name of owner:	DT Holdings Ltd
Contact person:	Paul Humphries
Mailing Address:	PO Box 98, Marton
Street address/registered office:	10 Criterion Street, Bulls
Contact phone number:	06 952 3584
Contact mobile number:	
Contact email address:	paul@humphries.kiwi

First point of contact for communication with the Council/Building Control Authority (BCA):

Agent	Matthew Janes PAK Design PO Box 5309, Terrace End, Palmerston North 4441 matt@pakdesign.co.nz
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BUILDING WORK

The following building work is authorised by this Building Consent:	Blocks 2&3 > upgraded foundations to suit areas of building with-in the building restriction line. This was due to the top of bank line being discovered once the bush had been cleared. Revised paving locations, revised truss layout for Block C.
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STANDARD CONDITIONS

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 - a) land on which building work is being or is proposed to be carried out; and
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- (3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

COMPLIANCE SCHEDULE

A compliance schedule exists for this building but is not affected by this consent.

ATTACHMENTS

Copies of the following documents are attached to this Building Consent:	<input checked="" type="checkbox"/> Plans and specifications for building work	<input checked="" type="checkbox"/> Required items
	<input type="checkbox"/> Section 37 Certificate	<input type="checkbox"/> Section 73 Certificate
	<input type="checkbox"/> Section 75 Certificate	<input type="checkbox"/> Infrastructure Forms
	<input type="checkbox"/> Inspection Information	<input type="checkbox"/> Siting Form



Signature:

Name: Bryan Jacobsen Position: Building Consent Officer

On behalf of Rangitikei District Council

Date: 17 July 2025

Building Consent: 250007A

Advice Notes:

This Building Consent should be read in conjunction with the following advice notes:

Council (BCA) inspections required: These will be done on the parent consent

You will need to provide the following documentation to support your approved building consent: None for the amendment

A printed copy of all approved plans and specifications must be kept with the building consent. Our building officers need access to the site and plans and specifications before they can carry out an inspection.

17 July 2025