

PART SEVENTEEN SCHEDULES

R17.1 INTRODUCTION

The Scheduled activities in this Plan are essentially spot zonings for particular activities on particular sites which are not provided for by the underlying zoning. The Schedule concept is specific to a site and specifies Rules to manage the activities taking place on that site. It is anticipated that a schedule will facilitate the continuing operation of an existing activity while also providing for the possible expansion of activities currently carried out on the site.

Activities that can comply with the standards that apply to the underlying zoning may also be carried out on the site. In the event that the scheduled activity discontinues, the underlying zoning will apply to the site.

All the Schedules identified have planning approval and therefore have existing use rights. Should any of these activities cease for a period of time specified in Section 10 of the *Resource Management Act 1991*, the site or sites shall revert to the underlying zoning.

R17.2 SCHEDULED ACTIVITIES

1.	Bulk Fertiliser Store - State Highway 5	Map 114
2.	Rotorua Commercial Travellers Club - Moncur Drive	Maps 37 & 41
3.	Honey packing plant - Ngongotaha	Map 11
4.	Lakeside Maori Residential site - Ohinemutu	Map 20
5.	Intentionally Blank	
6.	Craft Village - Te Ngae - State Highway 30	Map 46
7.	Transport and Depot Yard - 30-40 Monokia Street	Map 19
8.	Ohaaki Geothermal Power Station - Broadlands Road	Map 117
9.	Rotorua District Sanitary Landfill - State Highway 30	Map 108
10.	Rotorua Rugby Sub-Union - Recreation Reserve	Maps 31 & 37
11.	Rotoma Papakainga - State Highway 30	Map 74
12.	Administration Building - Dinsdale Street	Map 19

R17.2.1 SCHEDULE 1

<i>BULK FERTILISER STORE - CORNER OF BUTCHER ROAD AND STATE HIGHWAY 5 (MAP 114) (UNDERLYING ZONING RURAL A)</i>
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R17.2.1.1 ANTICIPATED ENVIRONMENTAL RESULTS

It is intended that the site, legally described as Sections **17** and **18**, Block X Paeroa Survey District (on plan SO 42929) should provide for the operation, maintenance and possible upgrade and expansion of the above facility for the bulk storage of fertiliser.

The Rules and Performance Standards specified for this Schedule are intended to allow for the operation and maintenance of the existing facilities on the site, subject to standards which avoid, remedy or mitigate adverse effects on the environment. The upgrading or expansion of existing facilities or the introduction of new activities shall be provided for subject to a resource consent application to a Discretionary Activity. This is to allow Council the opportunity to consider the possible effects (including positive and negative) on the environment from any proposed changes at the site.

Generally, activities of a similar nature and scale to those currently existing would be appropriate on the site provided and adverse effects on the environment have been avoided, remedied or mitigated.

R17.2.1.2 PERMITTED ACTIVITIES

- (a) The operation and ongoing maintenance of any activity associated with the collection, storage and distribution of bulk fertilisers.
- (b) Buildings and activities accessory to the above activities.

R17.2.1.3 PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES

The Performance Standards applying to the above activities shall be those specified for the Industrial B Zone.

R17.2.1.4 DISCRETIONARY ACTIVITIES

The upgrading or expansion of existing activities or the establishment of new activities associated with the collection, storage and distribution of bulk fertilisers.

R17.2.1.5 **CRITERIA FOR ASSESSING DISCRETIONARY ACTIVITIES**

The Discretionary Activities listed above will be assessed in terms of the Anticipated Environmental Results of this Schedule and the general assessment criteria for Discretionary Activities in the Rural A Zone.

Generally the upgrading or expansion of existing activities or the establishment of new activities associated with the bulk storage of fertiliser will be allowed subject to the management of adverse effects on the environment. Activities of a similar bulk and location to the existing activities on the site will generally be allowed.

Council, in assessing Discretionary Activity applications, may impose such conditions as it considers appropriate in the circumstances to ensure that the Anticipated Environmental Results of the Schedule and the criteria for assessing Discretionary Activity applications for the Industrial B Zone are met.

In addition, conditions may be placed on any approval to reduce the adverse effects, including visual effects of the proposed activity, on the safe and efficient operation of State Highway 5. No vehicle access points will be allowed directly on to the Highway unless approval has been obtained from Transit New Zealand.

R17.2.2 **SCHEDULE 2**

ROTORUA COMMERCIAL TRAVELLERS CLUB MONCUR DRIVE - (MAPS 37 and 41) (UNDERLYING ZONING RESIDENTIAL B)

R17.2.2.1 **ANTICIPATED ENVIRONMENTAL RESULTS**

It is intended that this site, legally described as Lot 41, DPS 24781, should provide for the operation, maintenance and possible minor additions to the Rotorua Commercial Travellers Club.

The Rules and Performance Standards specified for this scheduled activity are intended to promote and protect the environmental amenity of the surrounding Residential Zone. It is anticipated that any changes to the scale or intensity of activities taking place on the site should be of a minor nature with minor adverse effects on the environment.

R17.2.2.1.1 **CONTROLLED ACTIVITIES**

- (a) Accommodation for guests.
- (b) Restaurants and dining rooms.
- (c) Bar and conference facilities.
- (d) One household unit.

- (e) Indoor recreation facilities.
- (f) Outdoor swimming pools and barbecue areas.

R17.2.2.1.2 PERFORMANCE STANDARDS AND ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES

The Controlled Activities listed above should comply with the Performance Standards specified for Permitted Activities or comply with those standards that can be reduced or waived as for a Controlled Activity in the Residential B Zone.

Controlled Activities will be assessed in terms of the Anticipated Environmental Results of this Schedule and the general criteria for assessing applications for Controlled Activities for the Residential B Zone.

Council, in assessing Controlled Activity applications, may impose such conditions as it considers appropriate in the circumstances to ensure that the Anticipated Environmental Results of the Schedule and the criteria for assessing Controlled Activity applications for the Residential B Zone are met.

R17.2.2.1.3 OTHER ACTIVITIES

Applications to carry out any activities other than those specified as Controlled Activities will require an application for a Discretionary Activity. Generally only activities related to the current use of the site or activities consistent with the underlying zoning will be granted. Such activities will be assessed in terms of the Anticipated Environmental Results of the underlying Zone and the criteria specified for Discretionary Activities for the Residential B Zone.

R17.2.3 SCHEDULE 3

**HONEY PACKING PLANT - WESTERN ROAD,
NGONGOTAHA (MAP 11) (UNDERLYING ZONING
RESIDENTIAL B)**

R17.2.3.1 ANTICIPATED ENVIRONMENTAL RESULTS

It is intended that this site, legally described as Lot 12 DPS 130, should provide for the continued operation of the packaging and storage of honey and honey products.

The Rules specified for this Schedule are intended to allow for the continued operation of existing facilities on the site while ensuring that adverse effects on the environment of the area are avoided, remedied or mitigated.

Any increase in the scale of existing activities on the site should be managed to ensure that the amenity of the surrounding Residential B Zone is not adversely affected.

R17.2.3.2 PERMITTED ACTIVITIES

The continued operation and maintenance of existing activities associated with the extraction, packaging, processing and storage of honey and honey products.

R17.2.3.3 PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES

The Permitted Activities specified above shall be allowed where they comply in every respect with the Performance Standards for Permitted Activities in the Residential B Zone.

R17.2.3.4 DISCRETIONARY ACTIVITIES

Any expanded or new activities associated with the extraction, packaging, processing and storage of honey and honey products.

R17.2.3.5 CRITERIA FOR ASSESSING DISCRETIONARY ACTIVITIES

The Discretionary Activities listed above will be assessed in terms of the Anticipated Environmental Results of this Schedule and the general assessment criteria for Discretionary Activities for the Residential B Zone.

Generally, new or expanded activities associated with the extraction, packaging, processing and storage of honey and honey products will be allowed subject to the management of adverse effects on the environment and in particular to ensure that people are not adversely affected by the presence of bees. Activities of a similar bulk and location to existing activities on the site or adjacent to the site will generally be allowed.

Council, in assessing Discretionary Activity applications, may impose such conditions as it considers appropriate in the circumstances to ensure that the Anticipated Environmental Results of the Schedule and the criteria for assessing Discretionary Activity applications for the Residential B Zone are met.

Generally, applications for Discretionary Activities will be non-notified where Council considers that any adverse effects on the environment is minor or will not be noticeable beyond the site boundaries.

R17.2.3.6 OTHER ACTIVITIES

Any activity provided for by the Rules in the Residential B Zone may also take place on the site subject to the activity complying in every respect with the standards specified for that Zone. Where an activity is not specifically referred to in the Residential B Zone Rules, it shall be assessed as a Non-Complying

Activity. Such activities shall be assessed in accordance with Section 105(2)(b) of the *Resource Management Act 1991*.

R17.2.4 SCHEDULE 4

**LAKESIDE MAORI RESIDENTIAL SITE OHINEMUTU
(MAP 20)(UNDERLYING ZONING RESIDENTIAL A)**

R17.2.4.1 ANTICIPATED ENVIRONMENT RESULTS

It is intended that this site, legally described as Paratehoata 1C ML671, should provide for a lakeside Maori residential site at Ohinemutu.

Due to the location of this site in close proximity to Lake Rotorua and within the Maori village of Ohinemutu, it is intended that any activity should reflect the unique character that exists in this area. The Rules and Performance Standards specified for this Schedule are intended to promote the special Maori character of the area while avoiding, remedying or mitigating adverse effects on the environment.

R17.2.4.2 CONTROLLED ACTIVITIES

- (a) One household unit.
- (b) One attached bath-house.

R17.4.3 PERFORMANCE STANDARDS AND ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES

The Controlled Activities listed above should comply with the Performance Standards specified for Permitted Activities or comply with those standards that can be reduced or waived as for a Controlled Activity in the Residential A Zone.

Controlled Activities will be assessed in terms of the Anticipated Environmental Results of this Schedule, the general criteria for assessing applications for Controlled Activities for the Residential A Zone and the following design and engineering requirements:

- (a) **Design Requirements**
 - (i) The household unit is to have a tiled gable roof (or similar type material giving a tiled roof effect);
 - (ii) The household unit is to be fitted with barge boards of traditional Maori character;

- (iii) The household unit is to be fitted with such other embellishments so as to create a distinctive Maori character to the building; and
- (iv) The exterior decoration of any activity on the site is to be limited to traditional Maori colours and styles.

(b) **Engineering Requirements**

Any building proposed to be constructed on the site requires certification from a Registered Engineer that:

- (i) The substrata of land can support the proposed building; and
- (ii) The geothermal activity of the site will not be a source of danger to the inhabitants of the proposed building.

Council, in assessing Controlled Activity applications, may impose such conditions as it considers appropriate in the circumstances to ensure that the Anticipated Environmental Results of the Schedule and the general criteria for assessing Controlled Activity applications for the Residential A Zone and the above design and engineering requirements are met.

R17.2.4.4 **OTHER ACTIVITIES**

Applications to carry out any activities other than those specified as Controlled Activities will require an application for a Discretionary Activity. Generally only activities that can maintain or enhance the unique Maori character of the area in a way that complements the existing style and scale of surrounding activities will be considered. Such activities will be assessed in terms of the Anticipated Environmental Results for the underlying zoning and the criteria specified for Discretionary Activities in the Residential A Zone.

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R17.2.6 SCHEDULE 6

CRAFT VILLAGE - TE NGAE STATE HIGHWAY 30 (MAP 46) (UNDERLYING ZONING RURAL B)

R17.2.6.1 ANTICIPATED ENVIRONMENTAL RESULTS

It is intended that this site, legally described as Whakapoungakau No. 7D Block XIV Rotoiti Survey District, should provide for the continued development of a craft village.

The Rules and Performance Standards for this scheduled activity are intended to provide for the development of a craft village while maintaining or enhancing the amenity of the surrounding Rural B Zoned land.

It is also intended that any activities taking place on the site should not create any significant adverse effects on the safe and efficient operation of the adjacent State Highway 30.

R17.2.6.2 CONTROLLED ACTIVITIES

- (a) The production of arts and crafts, including facilities for the display and sale of such arts and crafts.
- (b) Museums and classrooms for the teaching or demonstration of arts and crafts.
- (c) Tearooms, cafeteria, barbecue and picnic sites.

R17.2.6.3 PERFORMANCE STANDARDS AND ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES

The Controlled Activities listed above should comply with the Performance Standards specified for Permitted Activities or comply with those standards that can be reduced or waived as for a Controlled Activity in the Rural B Zone.

Controlled Activities will be assessed in terms of the Anticipated Environmental Results of this Schedule and the general criteria for assessing applications for Controlled Activities for the Rural B Zone.

Council in assessing Controlled Activity applications may impose such conditions as it considers appropriate in the circumstances to ensure that the Anticipated Environment Results of the Schedule and the general criteria for assessing Controlled Activity applications for the Rural B Zone are met.

In addition, any vehicular access to the site shall be in accordance with, and subject to the provisions of the Works Consultancy Plan TPU 180.

R17.2.6.4 OTHER ACTIVITIES

Applications to carry out any activities other than those specified as Controlled Activities will require an application for a Discretionary Activity. Generally only activities related to the current use of the site or activities consistent with the underlying zoning will be granted. Such activities will be assessed in terms of the Anticipated Environmental Results for the underlying zoning and criteria specified for Discretionary Activities for the Rural B Zone.

R17.2.7 SCHEDULE 7

TRANSPORT AND DEPOT YARD - 30-40 MONOKIA STREET (MAP 19) (UNDERLYING ZONING RESIDENTIAL B)

R17.2.7.1 ANTICIPATED ENVIRONMENTAL RESULTS

It is intended that this site, legally described as Te Koutu West Sections 34, 35 and 36, should provide for the continued operation of the carrier and transport depot located on it.

The Rules and Performance Standards for this scheduled activity are intended to provide for the operation and maintenance of activities currently occurring on the site, while maintaining or enhancing the amenity of the surrounding residential and industrial activities.

It is anticipated that any changes to the scale or intensity of activities taking place on the site should be of a minor nature with minor adverse effects on the environment, particularly on the surrounding residential environment.

It is also intended that should the current activities taking place on the site cease, then the underlying residential zoning will become operative rather than a new type of industrial activity establishing on the site.

R17.2.7.2 CONTROLLED ACTIVITIES

- (a) Activities associated with a carrier and transport operators depot.
- (b) Office activities.
- (c) Building and activities accessory to any of the above activities.

R17.2.7.3 **PERFORMANCE STANDARDS AND ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES**

The Controlled Activities listed above should comply with the Performance Standards specified for Permitted Activities or comply with those standards that can be reduced or waived as for Controlled Activities in the Residential B Zone.

Controlled Activities will be assessed in terms of the Anticipated Environment Results of this Schedule and the general criteria for assessing applications for Controlled Activities for the Residential B Zone.

Council in assessing Controlled Activity applications may impose such conditions as it considers appropriate in the circumstances to ensure that the Anticipated Environmental Results of the Schedule and the general criteria for assessing Controlled Activity applications for the Residential B Zone are met.

R17.2.7.4 **ADDITIONAL REQUIREMENTS**

- (a) In order to retain residential amenity for properties surrounding the Scheduled site, the hours of operation shall be confined to the hours of 7.00am to 6.00pm Monday to Saturday inclusive and 7.00am to 12.00 noon on Sundays.
- (b) A 2 metre wide strip at the rear of the site and a 2 metre wide strip adjacent to 28 and 36 Monokia Street shall be landscaped in order to promote a high level of visual and environmental amenity.
- (c) No harmful (hazardous) substance shall be stored or disposed of on site.
- (d) No contaminant shall be discharged on site.

R17.2.7.5 **OTHER ACTIVITIES**

Applications to carry out any activity other than those specified as Controlled Activities or those specified as Controlled Activities in the Residential B Zone will require an application for a Discretionary Activity. Generally, only activities relating to the current use of the site or activities consistent with the underlying zoning or activities exhibiting minor adverse environmental effects consistent with Policy **2.1.3.1** of **Part Nine** of this Plan will be granted.

Such activities will be assessed in terms of the Anticipated Results for the underlying zoning and assessment criteria specified for Discretionary Activities for the Residential B Zone and of **4** of **Part Nine**.

R17.2.8 SCHEDULE 8

**OHAAKI GEOTHERMAL POWER STATION -
BROADLANDS ROAD (MAP 117) (UNDERLYING ZONING
RURAL A)**

R17.2.8.1 ANTICIPATED ENVIRONMENTAL RESULTS

It is intended that the site, legally described as Sections 1, 2 and 3 shown on SO 58771 and Pt Lot 1 DP 2248 and Pt Lot 2 DP 26766, Blks II and VII Takapau Survey District, should provide for the operation, maintenance and possible upgrade and extension of the Ohaaki Geothermal Power Station.

The Rules specified for this Schedule are intended to allow for the operation and maintenance of the existing facilities on the site with the minimum of regulatory control. Provision is also made for the upgrading or expansion of existing activities or the introduction of new activities, particularly additional structures. New buildings and structures of a scale and nature similar to existing facilities and accessory buildings shall be a Permitted Activity. The establishment of new geothermal wells, overland pipes and electrical installations shall also be allowed. However, major alterations to buildings/structures and the construction of new buildings (not provided for as a Permitted Activity) shall be subject to a resource consent application for a Discretionary Activity. This is to allow Council to consider all possible effects (including positive and negative effects) on the environment from any proposed changes at the site. Generally, Council considers the Ohaaki Geothermal Power Station to be an essential service that should be allowed to operate, provided adverse effects on the environment beyond the site boundary have been avoided, remedied or mitigated. Activities consistent with the Schedule should therefore be allowed to occur.

R17.2.8.2 PERMITTED ACTIVITIES

- (a) The operation, ongoing maintenance, refurbishment, upgrading, enhancement and monitoring of the power station/steamfield facilities including:
 - (i) Existing buildings and structures.
 - (ii) Existing and future geothermal wells.
 - (iii) Existing and future overland pipes for the transmission of fluids - including steam, geothermal fluids and gases, hot and cold water.
 - (iv) Existing and future electrical installations including transmission lines, generators, pumps, motors, motor control centres and transformers.
- (b) Future buildings and structures consisting of separation plants and associated electrical substations not exceeding the size and height of the existing separation Plant No. 5 and the associated electrical substation (Plans of Separation Plant No. 5 are held at Council offices).

- (c) Visitor Information Display Boards not exceeding 5m² in area.
- (d) Stockpiling and earthworks involving cleanfill and which are ancillary to or form part of any other permitted activity.

R17.2.8.3 **PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES**

The only Performance Standard applying to Permitted Activities is for Noise. The Standards are set out in **Appendix K**.

The standards do not apply to:

- (a) The area beyond the western boundary of the Scheduled Area.
- (b) Noise generated from steam discharge resulting from wells, pipe and valve testing and well start up and shut down procedures.

R17.2.8.4 **DISCRETIONARY ACTIVITIES**

The upgrading or expansion of existing activities or the establishment of new activities related to power generation within the site and not provided for as a Permitted Activity.

R17.2.8.5 **CRITERIA FOR ASSESSING DISCRETIONARY ACTIVITIES**

Generally the upgrading or expansion of existing activities or the establishment of new activities associated with the Ohaaki Power Station will be allowed subject to the management of adverse effects on the environment. Activities of a similar bulk and location to existing activities will generally be allowed however conditions may be imposed on signage and colour of structures to reduce any adverse visual effects on surrounding properties.

Conditions may also be imposed on the location of vehicle accessways to the site in order to enhance traffic safety on adjoining roads.

Generally, applications for Discretionary Activities will be non-notified where Council considers that any adverse effects on the environment is minor or will not be noticeable beyond the site boundaries. Where a proposed activity is to take place within 100 metres of any affected site boundary or has more than a minor adverse effect on the environment, the application will be required to be publicly notified.

R17.2.8.6 **OTHER ACTIVITIES**

Any activity provided for by the Rules in the Rural A Zone may also take place on the site subject to it complying in every respect with the standards for the Zone. Where an activity is not specifically referred to it shall be assessed as a Non-Complying Activity. Such activities shall be assessed in accordance with Section 105(2)(b) of the *Resource Management Act 1991*.

R17.2.9 SCHEDULE 9

ROTORUA DISTRICT SANITARY LANDFILL - STATE HIGHWAY 30 (MAP 108) (UNDERLYING ZONING RURAL A)

R17.2.9.1 ANTICIPATED ENVIRONMENTAL RESULTS

It is intended that the site legally described as Pt Lot 1 DPS 12253 Block VIII Horohoro Survey District should provide for the operation, treatment, maintenance and development of the collection, storage, and disposal of waste and its derivatives.

It is recognised that the disposal of waste via the Rotorua District Sanitary Landfill provides an essential community service, however, the operation of the landfill should not generate any adverse off-site environmental effects such as the contamination of land and water through the leaching of toxic substances. This is one reason why this Plan places restrictions on the collection, storage, treatment, transportation and disposal of hazardous substances on this site, other reasons include the protection of life and property. Currently, some hazardous wastes are stored and disposed of in the landfill site through co-disposal methods. Essentially co-disposal involves disposal of hazardous wastes with other wastes so that they become non-toxic. It is anticipated that co-disposal methods will continue, subject to the Rules in **Part Fourteen** Hazardous Substances.

It is intended that the Rules in this Schedule will allow for the continued upgrading of waste management techniques so that waste can be disposed of in the most effective and efficient manner. This may include a comprehensive recycling depot and the possible reselling of products to the public.

R17.2.9.2 PERMITTED ACTIVITIES

The operation, maintenance and development of the collection, storage, treatment and disposal of waste and its derivatives.

R17.2.9.3 DISCRETIONARY ACTIVITIES

The collection, storage, transportation and disposal of hazardous substances complying with the Rules in **Part Fourteen** Hazardous Substances.

R17.2.9.4 CRITERIA FOR ASSESSING DISCRETIONARY ACTIVITIES

The Discretionary Activity listed above will be assessed in terms of the Anticipated Environmental Results of this Schedule and the general assessment criteria for Discretionary Activities for the Rural A Zone.

Council in assessing Discretionary Activity applications may impose such conditions as it considers appropriate in the circumstances to ensure that the

Anticipated Environmental Results of the Schedule and the general assessment criteria for Discretionary Activities for the Rural A Zone are met.

Generally, applications for Discretionary Activities will be non-notified where Council considers that any adverse effects on the environment is minor or will not be noticeable beyond the site boundaries.

R17.2.9.5 **OTHER ACTIVITIES**

Any activity provided for by the Rules in the Rural A Zone may also take place on the site subject to the activity complying in every respect with the standards for the Zone.

Where an activity is not specifically referred to in the Rural A Zone Rules, it shall be assessed as a Non-Complying Activity. Such activities shall be assessed in accordance with Section 105(2)(b) of the *Resource Management Act 1991*.

R17.2.10 SCHEDULE 10

**ROTORUA RUGBY SUB-UNION - RECREATION RESERVE
(MAPS 31 and 37) (UNDERLYING ZONING RESIDENTIAL
B)**

R17.2.10.1 **ANTICIPATED ENVIRONMENTAL RESULTS**

It is intended that this site, legally described as Parts Kaitao Rotohokahoka 3C4B Blocks, Block IV Horohoro Survey District should provide for the establishment and operation of a variety of sporting and cultural activities associated with the sports of rugby and netball.

The Rules specified for this Schedule are intended to allow for the construction and operation of facilities and activities associated with the Rotorua Netball Association Incorporated as well as any future activities associated with the Rotorua Rugby Sub-Union or other sporting or cultural organisations. It is intended that the Rules for activities on this site should not cause any adverse effects beyond the site boundaries, particularly on the surrounding residential environment.

It is intended that any new or modified sporting or cultural related activity occurring on the site should be subject to a Discretionary Activity application to enable Council to consider all possible effects (including positive and negative effects) on the environment from any proposed changes on the site.

R17.2.10.2 PERMITTED ACTIVITIES

- (a) The construction and operation of facilities and activities associated with the sport of netball by the Rotorua Netball Association Incorporated in accordance with the standards specified below.
- (b) The construction and operation of facilities and activities associated with the sport of rugby by the Rotorua Rugby Sub-Union in accordance with the planning consent granted by the Rotorua District Council on 8 October 1991.

R17.2.10.3 PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES

- (a) That the activity be generally in accordance with the plans lodged in support of the resource consent application which was granted on 8 October 1991.
- (b) That vehicular access to and from the site shall only be by means of a suitably formed and sealed right of way between Malfroy Road and the site through the Westbrook Shopping Centre carpark, such to be secured by a registered easement.
- (c) That pedestrian access only shall be allowed between the site and Petrie and Osiris Streets.
- (d) That the lane marking and re-kerbing of the Malfroy Road/Westbrook Shopping Centre intersection and the on-site parking, vehicle and pedestrian accesses are constructed at the developer's expense in accordance with the details shown in the plans lodged with Council.
- (e) That a registered easement be obtained before the use commences securing the use in conjunction with the site of the parking area associated with the Westbrook Shopping Centre, such use to be jointly with the Shopping Centre but to ensure that a minimum of 140 spaces will be available for use in conjunction with the site on Saturday afternoons.
- (f) That before the use commences, the user obtain from the Rotorua Rugby Sub-Union an undertaking satisfying Council that whenever the site is used for major netball tournaments, those attending such tournaments may use the Sub-Union's parking areas.
- (g) That the site be developed and constructed so as to allow for a stormwater secondary flow path from the low point in Petrie Street to the Westbrook Shopping Centre parking area.
- (h) That a landscaping plan for the site be prepared by a professional person, such plans to be to the approval of Council's Director of Community Services and to be carried out during the planting season following the majority of the developmental works.

- (i) That all parking spaces, turning areas and driveways be formed, drained and permanently surfaced to the satisfaction of the Director of Community Services.
- (j) That through traffic between the site and the land to the south be controlled by gates at or near carpark No. 1 (south of the pavilion) and that the gates be locked to prevent through traffic when the pavilion is not in use.
- (k) That the netball courts may be used in the evening, but only on not more than five evenings in any consecutive period of seven days. Play shall be terminated by 7.30pm on at least four of those evenings. On not more than one of those evenings play shall terminate by 8.30pm.
- (l) That game control signals other than “klaxon” or similar loud sounds be utilised.
- (m) That loudspeaker use be limited to necessary announcements and alternative means of notifying arrangements through the day be utilised where practical.
- (n) That evening use of the pavilion shall cease by the following times:

Sunday to Thursdays (both inclusive)	10.00pm
Fridays, Saturdays and Public Holidays	Midnight
- (o) That noise from pavilion use, shall meet the following Performance Standards:
 - (i) All measurements to be measured as dBA L10 with noise from other sources excluded as far as practicable.
 - (ii) All measurements to be generally in accordance with NZS 6801:1991 and made at the boundary of the nearest affected residential premises.
 - (iii) Corrections to criteria are to be applied for noise of special audible characteristics in accordance with NZS 6802:1991.
 - (iv) Noise levels not to exceed:

For Monday to Saturday, 7.00am to 10.00pm	45 dBA
For all other times including public holidays	40 dBA
- (p) That no approval for an “on licence” or “club licence” in terms of the *Sale of Liquor Act 1989* be granted for activities occurring on the site.
- (q) That the following conditions shall apply to any “Special Licence” obtained in terms of the *Sale of Liquor Act 1989*.
 - (i) No more than 12 licences to be obtained in any calendar year; and
 - (ii) No more than three such licences in any consecutive period of 30 days.

- (r) That any burglar alarm be of the monitored “silent alarm” type which has no audible signal.
- (s) That any court lighting or security lighting be arranged and shielded so as not to shine into adjacent residences.
- (t) That fences at the rear of houses in Pharoah Place and abutting the complex are to be 1.8 metres high and of close fitting construction to be provided where not already present. Styles to match adjacent fencing on the same residence by arrangement with owners.
- (u) (i) That provision for toilets accessible to disabled persons be provided for the public in accordance with the *Building Act 1991*, and that urinals for male public patrons be provided.
- (u) (ii) That in the event that courts are ready for play before completion of the pavilion, that toilet facilities be provided in the interim to the satisfaction of the Director of Environmental Services.
- (v) That no commercial business establish in the pavilion other than to service the pavilion users.
- (w) That should the Association permit the presence of mobile food vendors, they be sited remote from abutting residences, and that their trading hours not exceed playing hours in condition (k) above.

R17.2.10.4 **DISCRETIONARY ACTIVITIES**

- (a) The upgrading or expansion of existing facilities and activities associated with the sport of netball.
- (b) The establishment, upgrading or expansion of facilities and activities associated with the sport of rugby.
- (c) The establishment of facilities and activities associated with other sporting or cultural organisations.
- (d) The establishment of “on licences” or “club licensed” premises obtained in terms of the *Sale of Liquor Act 1989*.

R17.2.10.5 **CRITERIA FOR ASSESSING DISCRETIONARY ACTIVITIES**

The Discretionary Activities listed above will be assessed in terms of the Anticipated Environmental Results of this Schedule and the general assessment criteria for Discretionary Activities for the Residential B Zone.

Generally, facilities and activities associated with the sports of netball and rugby and other sporting and cultural organisations will be allowed on the site subject to the management of adverse effects on the environment.

Discretionary Activity applications will be assessed in terms of the Anticipated Environmental Results of the Schedule and the general criteria specified for assessing Discretionary Activity applications for the Residential B Zone. Conditions may be imposed, such as measures to ensure protection from the adverse effects of noise by imposing maximum noise levels, restrictions on hours of operation, construction methods of buildings, separation distances and screening; as well as on-site management techniques to control vehicle movements to ensure that the Anticipated Environmental Results of the Schedule and the Discretionary Activity criteria are met and to protect the amenity of the surrounding residential environment.

Generally, applications for Discretionary Activities will be non-notified where Council considers that any adverse effects on the environment is minor or will not be noticeable beyond the site boundaries.

R17.10.6 **OTHER ACTIVITIES**

Any activity provided for by the Rules in the Residential B Zone may also take place on the site subject to the activity complying in every respect with the standards for the Zone. Where an activity is not specifically referred to in the Residential B Zone, it shall be assessed as a Non-Complying Activity. Such activities shall be assessed in accordance with Section 105(2)(b) of the *Resource Management Act 1991*.

Should the Scheduled land revert to the underlying zoning of Residential B, it is likely that the upgrading of the downstream sanitary sewer will be necessary. Such upgrading would be required at the time of subdivision or development in accordance with **Part Sixteen** of the Plan.

R17.2.11 SCHEDULE 11

**ROTOMA PAPAKAINGA - STATE HIGHWAY 30 (MAP 74)
(UNDERLYING ZONING RURAL A)**

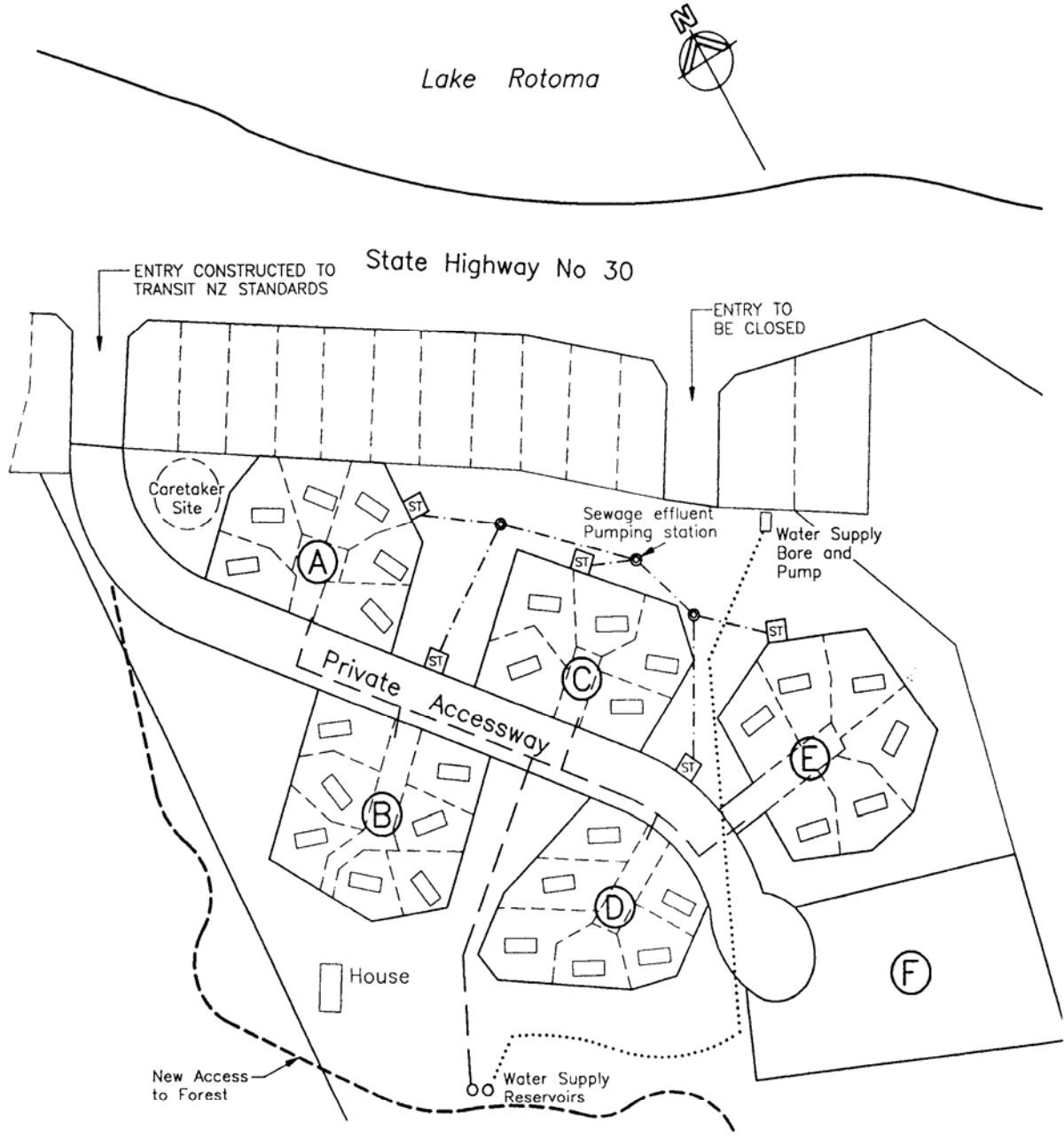
R17.2.11.2 **ANTICIPATED ENVIRONMENTAL RESULTS**

It is intended that the site legally described as Waione Block XII Rotoiti Survey District will allow the development of a papakainga and associated activities.

The Rules specified for this Schedule are intended to allow for the development of a papakainga on this site. In general the activity will have to conform to the submitted Development Plan. Activities that will cause adverse effects on adjacent properties will be Controlled Activities. Such effects include the appearance of buildings, landscaping, and carparking. This will allow Council to consider the positive and negative effects of the proposed activity and place conditions to avoid, remedy or mitigate any adverse effects.

SCHEDULE II

DEVELOPMENT PLAN FOR PAPAKAINGA HOUSING ON ROTOMA No 1 BLOCK



Effluent disposal
min 300 m
distant in pines

LEGEND

- (A)-(E) HOUSING CLUSTERS
- (F) COMMUNAL AREA
- ST COMMUNAL SEPTIC TANK
- SANITARY SEWER
- WATER SUPPLY RISING MAIN
- WATER SUPPLY GRAVITY MAIN

R17.2.11.2 CONTROLLED ACTIVITY

Papakainga in accordance with submitted Development Plans.

R17.2.11.3 PERFORMANCE STANDARDS AND ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES

The Controlled Activity listed above should comply with the Performance Standards specified for Permitted Activities or comply with those standards that can be reduced or waived as for a Controlled Activity in the Rural A Zone.

Controlled Activities will be assessed in terms of the Anticipated Environmental Results of this Schedule and the general criteria for assessing applications for Controlled Activities for the Rural A Zone.

Council in assessing Controlled Activity applications may impose such conditions as it considers appropriate in the circumstances, to ensure that the Anticipated Environmental Results of the Schedule and the general criteria for assessing Controlled Activity applications for the Rural A Zone are met.

R17.2.11.4 OTHER ACTIVITIES

Any activity provided for by the Rules in the Rural A Zone may also take place on the site subject to it complying in every respect with the standards for the Zone. Where an activity is not specifically referred to in the Rural A Zone Rules, it shall be assessed as a Non-Complying Activity. Such activities shall be assessed in accordance with Section 105(2)(b) of the *Resource Management Act 1991*.

R17.2.12 SCHEDULE 12

**ADMINISTRATION BUILDING, DINSDALE STREET,
ROTORUA (MAP 19) (UNDERLYING ZONING INDUSTRIAL
B)**

R17.2.12.1 ANTICIPATED ENVIRONMENTAL RESULTS

This Schedule provides for the continued operation of the administration and engineering services building on Sec 12 Blk IV Horohoro SD.

The Rules and Performance Standards are intended to provide for the operation and maintenance of activities currently occurring on the site and limited expansion.

While it is Council's policy to restrict office buildings within the Industrial Zones, this building was lawfully established by way of requirements and the

continuation of the established activities will have no adverse effects on the industrial area.

R17.2.12.2 CONTROLLED ACTIVITIES

- (a) Administration and commercial activities, but excluding retail shops, carried out within the existing building.
- (b) Expansion by not more than 20% of the existing floor area used for existing commercial and administration activities.
- (c) Buildings and activities accessory to the above activities.

R17.2.12.3 PERFORMANCE STANDARDS AND ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES

The Controlled Activities listed above shall comply with the Performance Standards for the Industrial B Zone or comply with those standards that can be waived or reduced as for a Controlled Activity in the Industrial B Zone.

Controlled Activities will be assessed in terms of the Anticipated Environmental Results of this Schedule and the general criteria for assessing applications for Controlled Activities for the Industrial B Zone.

Council, in assessing Controlled Activity applications, may impose such conditions as it considers appropriate in the circumstances to ensure that the Anticipated Environmental Results of the Schedule and the criteria for assessing Controlled Activity applications for the Industrial B Zone are met.

R17.2.12.4 DISCRETIONARY ACTIVITIES

- (a) Ancillary retail activities.
- (b) Expansion not provided for as a Controlled Activity.

R17.2.12.5 CRITERIA FOR ASSESSING DISCRETIONARY ACTIVITIES

Applications for Discretionary Activities will be assessed in terms of the Anticipated Environmental Results of this Schedule and the criteria for assessing Discretionary Activities for the Industrial B Zone. In particular, the potential effect on the volume and nature of traffic generated will be of concern.