PROPOSED

ROTORUA

DISTRICT PLAN

Section 32 Report,

Volume 2

31 October, 2012
1. INTRODUCTION
Before a proposed district plan is publicly notified the Rotorua District Council (the Council) is required under section 32 of the Resource Management Act 1991 (the Act) to carry out an evaluation of the proposed plan and prepare a report. The evaluation must examine the extent to which each objective is the most appropriate way to achieve the purpose of the Act; and whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.

The policies are to implement the objectives and the rules are to implement the policies. Each proposed policy or method (including each rule) is to be examined having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for achieving the objectives of the district plan taking into account: (a) the benefits and costs of the proposed policies and methods (including rules); and (b) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.

A report summarising a section 32 evaluation and giving reasons for the evaluation must be available for public inspection at the same time as public notification.

2. PURPOSE OF THE CHAPTER
A feature of the district is the number and type of areas where people can relax or play sport, and where natural or cultural heritage features are actively managed. In some cases this active or passive recreation and the heritage management happens in the same place (e.g. Kuirau Park, Government Gardens). Community assets such as the Rotorua International Stadium and the Energy Events Centre are located on public reserve space. The reserves chapter is now called “Reserves, Community Assets and Water”, a change from the previous title “Reserves and Recreation”. This reflects the different objectives and policies of this chapter as outlined below.

3. ISSUES
ACTIVITIES ON THE CONSERVATION AND DESTINATION RESERVES IN THE DISTRICT CAN HAVE A IMPACT ON THE AMENITY OF THE AREAS
A number of different recreational activities are undertaken in the reserve zones which must be managed and operated in a manner that avoids, minimises or mitigates adverse effects both within the reserves and their surrounding area while allowing for public enjoyment.

THE FUNCTIONALITY OF COMMUNITY ASSET AREAS CAN BE IMPACTED BY ACTIVITIES THAT DO NOT REFLECT THE INTENDED USE OF THESE AREAS
A number of community areas in the Rotorua district provide for unique and essential activities and services. Specific activities are the intended use of community asset zones which provide for continued and effective services of these venues.

THE RESERVES CULTURAL AND HISTORICAL SIGNIFICANCE CAN BE IMPACTED BY CERTAIN ACTIVITIES
A number of reserves cover areas or have features and buildings of significant historical and cultural significance, for example Government Gardens. Activities taking place in reserves of this nature must consider, respect and protect these values from inappropriate use or effects.
ACTIVITIES LOCATED ON RIVERS, LAKES AND THEIR MARGINS HAVE THE ABILITY TO IMPACT THE NATURAL CHARACTER OF THE WATER BODIES.
There is a need to achieve a balance between the protection of views and natural character of the Lakes and Rivers with commercial and recreational activities. These activities and associated structures have a potentially adverse effect on the natural character of lakes and rivers.

PUBLIC ACCESS TO LAKES, RIVERS AND STREAMS CAN BE RESTRICTED BY ACTIVITIES LOCATED ADJACENT TO WATERBODIES.
The creation of esplanade reserves and strips is the most secure and effective mechanism to provide public access to these waterbodies. Their purpose under the Act is to provide public access to water bodies, to contribute to the protection of the natural character and water quality of lakes, rivers, streams, and enable recreational use of esplanade reserve or strip.

THE DESIGN AND LOCATION OF DEVELOPMENT CAN ADVERSELY AFFECT THE EFFICIENT OPERATION OF SIGNIFICANT INFRASTRUCTURE
The design and location of development can adversely impact the efficient and safe operation of significant infrastructure such as the roading and transmission networks.

DEVELOPMENT HAS THE ABILITY TO REDUCE THE VALUES ASSOCIATED WITH IDENTIFIED MATTERS OF NATIONAL IMPORTANCE
Section 6 of the Resource Management Act 1991 requires a plan to manage and protect identified matters of national importance from adverse effects of development. These include outstanding natural features and landscapes, indigenous vegetation and habitats, historic items including notable trees and public access to water bodies.

DEVELOPMENT OF SITES SUBJECT TO FLOODING AND FAULTLINES CAN INCREASE RISK TO LIFE AND PROPERTY
The district is subject to a number of natural hazards including earthquakes, volcanic and geothermal activity, and subsidence and flooding. Development within sites subject to these hazards can significantly increase the risk to life and damage to property.

4. OBJECTIVES

<table>
<thead>
<tr>
<th>Issue statement</th>
<th>Objective</th>
<th>Appropriateness</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACTIVITIES ON THE CONSERVATION AND DESTINATION RESERVES IN THE DISTRICT CAN HAVE A IMPACT ON THE AMENITY OF THE AREAS</td>
<td>Objective 10.4.1 Reserves of high amenity, natural and historical character, that allow for intense public recreation and use and play a key role as tourist attractions in the district.</td>
<td>This objective is relevant in terms of: o s31 of the Resource Management Act-Functions of territorial authorities under the act and o s40 of the Reserves Act 1977-Functions of administering body and o s6 of the Conservation Act 1987 This objective is appropriate to address the issue of maintaining high quality green space areas in the district for public use. Achievable through the implementation of rules that provide for the use of reserves in accordance with the intended use of the reserve Reasonable as it enforces the purpose of reserves under the Reserves Act 1977 and Conservation Act 1987. Also people expect to be</td>
</tr>
</tbody>
</table>
### Objective 10.4.2

Temporary events held on the conservation and destination reserves that contribute to the community’s social and economic wellbeing, and do not impact the natural or cultural values of the reserve.

This objective is relevant in terms of:
- s31 of the Resource Management Act—Functions of territorial authorities under the act and
- s40 of the Reserves Act 1977—Functions of administering body and,
- s6 of the Conservation Act 1987

This objective is appropriate to address the issue maintaining the high quality green space areas that is well utilised by the public while still having regard to the cultural significance of these areas in the district.

Achievable through the implementation of rules that provide for the use of reserves in accordance with the intended use of the reserve.

Reasonable as it enforces the purpose of the ability for reserves to be used for public events as intended.

- **Social wellbeing:** this is explicit in this objective through the maintenance enhancement of public reserves throughout the district which provide locations for public recreation and enjoyment.

- **Economic wellbeing:** this is not explicitly provided for in the objective.

- **Cultural wellbeing:** this is explicitly provided for in the objective through ensuring the historical nature of reserves are maintained, this including any cultural elements.

- **Environmental wellbeing:** this is specifically referred to in this objective, through the continued protection and maintenance of environmental qualities associated with reserves.
and enjoyment.

- **Economic wellbeing**: this is not explicitly provided for in the objective.

- **Cultural wellbeing**: this is explicitly provided for in the objective through ensuring the historical nature of reserves are maintained, this including any cultural elements.

- **Environmental wellbeing**: this is specifically referred to in this objective, through the continued protection and maintenance of environmental qualities associated with reserves.

<table>
<thead>
<tr>
<th>THE FUNCTIONALITY OF COMMUNITY ASSET AREAS CAN BE IMPACTED BY ACTIVITIES THAT DO NOT REFLECT THE INTENDED USE OF THESE AREAS</th>
<th>Objective 10.4.3</th>
<th>Community assets that function efficiently and serve the public in the specific manner in which they are intended.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>This objective is relevant in terms of:</td>
<td>- s31 of the Resource Management Act-Functions of territorial authorities under the act and - s40 of the Reserves Act 1977-Functions of administering body.</td>
</tr>
<tr>
<td></td>
<td>This objective is appropriate in ensuring the efficient operation of community asset zones in accordance with their intended purpose.</td>
<td>Achievable through the implementation of rules that provide for the use and development of community asset zones in accordance with their intended use.</td>
</tr>
<tr>
<td></td>
<td>Reasonable as it enforces the purpose and efficient management of community asset zones.</td>
<td>- <strong>Social wellbeing</strong>: this is explicit in this objective through the providing for the efficient operation of community assets, these including education facilities and hospitals which provide for the social wellbeing of the community.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- <strong>Economic wellbeing</strong>: Particular community assets such as the race course and stadium have the ability to contribute to the economic viability of the district. Providing for the efficient operation of these assets will enhance</td>
</tr>
</tbody>
</table>
| THE FUNCTIONALITY OF COMMUNITY ASSET AREAS CAN BE IMPACTED BY ACTIVITIES THAT DO NOT REFLECT THE INTENDED USE OF THESE AREAS | Objective 10.4.4 | This objective is relevant in terms of:
- s31 of the Resource Management Act - Functions of territorial authorities under the act and
- s40 of the Reserves Act 1977 - Functions of administering body.

This objective is appropriate in ensuring the efficient operation of community asset zones in accordance with their intended purpose.

Achievable through the implementation of rules that provide for the use and development of community asset zones in accordance with their intended use.

Reasonable as it enforces the purpose and efficient management of community asset zones.

- **Social wellbeing:** this is explicit in this objective through the providing for the efficient operation of community assets, these including education facilities and hospitals which provide for the social wellbeing of the community.

- **Economic wellbeing:** Particular community assets such as the race course and stadium have the ability to contribute to the economic viability of the district. Providing for the efficient operation of these assets will enhance this ability.

- **Cultural wellbeing:** this is not explicitly provided for in the objective

- **Environmental wellbeing:** the efficient operation of community assets in accordance with their intended use will enhance the amenity of these zones and in turn the associated environment.

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Community assets in the Rotorua district that maintain a high level of amenity while remaining functional.

- Cultural wellbeing: this is not explicitly provided for in the objective

- Environmental wellbeing: the efficient operation of community assets in accordance with their intended use will enhance the amenity of these zones and in turn the associated environment.
assets in accordance with their intended use will enhance the amenity of these zones and in turn the associated environment.

<table>
<thead>
<tr>
<th>THE RESERVES CULTURAL AND HISTORICAL SIGNIFICANCE CAN BE IMPACTED BY CERTAIN ACTIVITIES</th>
<th>Objective 10.4.5</th>
<th>Traditional cultural and historical natural areas within the reserves are</th>
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<tbody>
<tr>
<td></td>
<td>This objective is relevant in terms of:</td>
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<td></td>
<td>- s31 of the Resource Management Act-Functions of territorial authorities under the act and</td>
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<td></td>
<td>- s40 of the Reserves Act 1977-Functions of administering body.</td>
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<tr>
<td></td>
<td>This objective is appropriate to address the issue maintaining the high quality green space and public space while still having regard to the cultural and historical significance of these areas in the district.</td>
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<td></td>
<td>Achievable through the implementation of rules that provide for the use of reserves in accordance with the intended use.</td>
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<td></td>
<td>Reasonable as it enforces the purpose of reserves under the Reserves Act 1977 and Conservation Act 1987.</td>
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<tr>
<td></td>
<td>• Social wellbeing: this is explicit in this objective through the maintenance and enhancement of historical values of public reserves throughout the district which provide locations for public recreation, enjoyment and a sense of place.</td>
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<tr>
<td></td>
<td>• Economic wellbeing: this is not explicitly provided for in the objective.</td>
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<tr>
<td></td>
<td>• Cultural wellbeing: this is explicitly provided for in the objective through ensuring the historical nature of reserves are maintained, this including any cultural elements.</td>
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<td></td>
<td>• Environmental wellbeing: this is specifically referred to in this objective, through the continued protection and maintenance of environmental qualities associated with reserves.</td>
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<table>
<thead>
<tr>
<th>ACTIVITIES LOCATED ON RIVERS, LAKES AND THEIR</th>
<th>Objective 10.4.6</th>
<th>Waterbodies that maintain high cultural and historical values, amenity values, natural habitat</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>This objective is relevant in terms of:</td>
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<td></td>
<td>- s31 of the Resource Management Act-Functions of territorial authorities under the act and</td>
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</tbody>
</table>
MARGINS HAVE THE ABILITY TO IMPACT THE NATURAL CHARACTER OF THE WATER BODIES.

and Landscape values.

- Section 5, 6 and 7 of the Resource Management Act 1991

This objective is appropriate to address the issue of protecting our significant waterbodies while still having regard to the cultural and historical significance of these areas in the district.

Achievable through the implementation of rules that provide for the protection of the values associated with water bodies

Reasonable as it enforces the purpose for the Resource Management Act 1991

- **Social wellbeing:** this is explicit in this objective through the maintenance and enhancement of values associated with water bodies and lake water quality. The protection of these in turn enhances the perception of the district and the sense of place.

- **Economic wellbeing:** this is not explicitly provided for in the objective.

- **Cultural wellbeing:** this is explicitly provided for in the objective through ensuring the cultural and historical elements of waterbodies are protected from use or adjoining development.

- **Environmental wellbeing:** this is specifically referred to in this objective, through the continued protection and maintenance of environmental qualities associated with water bodies

PUBLIC ACCESS TO LAKES, RIVERS AND STREAMS CAN BE RESTRICTED BY ACTIVITIES LOCATED ADJACENT TO WATERBODIES.

**Objective 10.4.7**

A comprehensive esplanade network adjoining the districts lakes, rivers and streams for the purposes of improving public access and recreational uses.

This objective is relevant in terms of:

- s31 of the Resource Management Act-Functions of territorial authorities under the act and

- Section 5, 6 and 7 of the Resource Management Act 1991

This objective is appropriate to address the issue of protecting the access to and from our significant waterbodies.

Achievable through the implementation of rules
that provide for the protection of the values associated with water bodies, and the acquisition of esplanade reserves or strips.

Reasonable as it enforces the purpose for the Resource Management Act 1991

- **Social wellbeing**: this is explicit in this objective through the maintenance and enhancement of public access and values associated with water bodies and lake water quality. The protection of these in turn enhances the perception of the district and the sense of place.

- **Economic wellbeing**: this is not explicitly provided for in the objective.

- **Cultural wellbeing**: this is not explicitly provided for in the objective.

- **Environmental wellbeing**: this is specifically referred to in this objective, through the continued protection and maintenance of environmental qualities associated with water bodies
5. MERITS OF NEW POLICIES AND METHODS

The following table evaluates the proposed policies and methods in Chapter 10. In particular, it considers whether these policies and methods are the most appropriate for achieving the objectives, having regard to their efficiency and effectiveness. Policies are grouped according to the objective they see to achieve and evaluated against that objective.

<table>
<thead>
<tr>
<th>POLICIES</th>
<th>EFFICIENCY AND EFFECTIVENESS</th>
<th>MOST APPROPRIATE FOR ACHIEVING OBJECTIVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policies for achieving Objective 10.4.1</td>
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</tr>
<tr>
<td><strong>Policy 10.4.1.1</strong> Allow activities such as buildings and structures placed on conservation reserves that allow for routine maintenance and operation of the reserves by the department of conservation.</td>
<td>This policy allows for the department of conservation to undergo routine maintenance of their reserves as was requested during the submissions phase of the draft district plan.</td>
<td>Yes. Having regard to its effectiveness and efficiency, these policies are considered to be the most appropriate to achieve Objective 10.4.1</td>
</tr>
<tr>
<td><strong>Policy 10.4.1.2</strong> Control development of commercial activities on the reserve to ensure these are consistent with the level of amenity anticipated in the surrounding environment.</td>
<td>This policy sets out the intention of the council in terms of the activities that they foresee taking place on the larger reserves in the district in particular commercial activities and the management thereof.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 10.4.1.3</strong> Restrict buildings and structures on conservation reserves within 25 metres of water bodies</td>
<td>This policy ensures the maintenance of public access along waterbodies, whilst contributing to their amenity and water quality.</td>
<td></td>
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<tr>
<td>Policies for achieving Objective 10.4.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Policy 10.4.2.1</strong> Allow the use of conservation and destination reserves for temporary activities where: the amenity of adjoining zones is maintained and the activities are in keeping with the purpose of the reserve.</td>
<td>This policy sets out the intention of the council in terms of the activities that they foresee taking place on the larger reserves in the district in particular temporary events and the management thereof.</td>
<td>Yes. Having regard to its effectiveness and efficiency, these policies are considered to be the most appropriate to achieve Objective 10.4.2</td>
</tr>
<tr>
<td>Policies for achieving Objective 10.4.3</td>
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</tr>
<tr>
<td><strong>Policy 10.4.3.1</strong> Provide for a variety of activities that are in keeping with the purpose of the community asset, and that complement other activities</td>
<td>This policy sets out the intention of council to allow for various significant community activities to take place in a permissive manner while still protecting the surrounding</td>
<td>Yes. Having regard to its effectiveness and efficiency, these policies are considered to be the most appropriate to achieve Objective 10.4.3</td>
</tr>
</tbody>
</table>
undertaken on the reserve to occur in a permissive manner environment.

### Policies for achieving Objective 10.4.4

**Policy 10.4.4.1** Manage the operation and maintenance of the community asset reserve in the Rotorua district to blend with the character of the surrounding areas. This policy sets out the intention of council to allow for various significant community activities to take place in a permissive manner while still protecting the surrounding environment.

Yes. Having regard to its effectiveness and efficiency, these policies are considered to be the most appropriate to achieve Objective 10.4.4

### Policies for achieving Objective 10.4.5

**Policy 10.4.5.1** Acknowledge tangata whenua through recognition of their relationship with the land and associated resources. This policy ensures the cultural and historical elements of reserves are maintained through the involvement of tangata whenua where development may impacts any historical or cultural elements.

Yes. Having regard to its effectiveness and efficiency, these policies are considered to be the most appropriate to achieve Objective 10.4.5

### Policies for achieving Objective 10.4.6

**Policy 10.4.6.1** Enable recreational and commercial activities to occur on the surface of lakes and rivers, where adverse effects are managed to ensure that amenity, character and values of water bodies and surrounding areas are protected.

This objective is appropriate to address the issue of protecting our significant waterbodies while still allowing activities to take place on the surface of our lakes and rivers.

Yes. Having regard to its effectiveness and efficiency, these policies are considered to be the most appropriate to achieve Objective 10.4.6

**Policy 10.4.6.2** Manage the effects of lake structures on the natural character of lakes, rivers, streams and in particular ensuring:

- Cumulative effects of lake structures on the amenity of the natural environment and species habitat is prevented.
- The lake structure is in keeping with the scale and characteristics of the surrounding land and water environment.

This objective is appropriate to address the issue of protecting our significant waterbodies in particular the amenity of the natural environment and species habitat while still allowing lakes structures to be built.

### Policies for achieving Objective 10.4.7

**Policy 10.4.7.1** Require esplanade reserves or esplanade strips where appropriate on sites that adjoin identified lakes, rivers, This objective is appropriate to address the issue of acquiring esplanade reserves and strips during subdivision so as to protect public access

Yes. Having regard to its effectiveness and efficiency, these policies are considered to be the most appropriate to achieve Objective 10.4.7
It was established above that the Objectives are the most appropriate way of achieving the purpose of the Resource Management Act. This section will consider whether, having regard to their efficiency and effectiveness, the proposed amendments to rules and other methods are the most appropriate for achieving the Objectives. Note that the rules may relate to a number of Objectives.

10.6.1 Activities undertaken within the Conservation Reserve zones shall comply with all of the permitted activity standards below.

**Height and daylighting, Minimum buffers in the Conservation Reserve Zone, Site coverage, Reflectivity, Management of riparian areas, Noise Parking and turning, Glare and light, Works for the avoidance of flooding, Signs, Temporary Activities and Events, Historic Buildings and Structures and Sites, Notable Trees, Restoration and revegetation of riparian margins, geothermal features, or significant natural areas, Earthworks, Construction of walking tracks to provide for public access, Land subject to flooding, Micro or mini scale wind turbines, and an activity within an electricity transmission corridor.**

<table>
<thead>
<tr>
<th>EFFECTIVENESS AND EFFICIENCY OF RULES AND METHODS</th>
<th>BENEFIT/COST</th>
<th>RISK OF ACTING</th>
<th>RISK OF NOT ACTING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effectiveness</td>
<td>These rules and methods benefit the district as they allow the department of conservation to undertake their routine operation and maintenance and provide conservation reserves of the highest quality. The cost to the community would be the loss of these conservation areas.</td>
<td>There are no risks identified.</td>
<td>Reduced amenity in the conservation reserves.</td>
</tr>
</tbody>
</table>
10.6.2 Activities undertaken within the Reserves and Recreation Zone 2 shall comply with all of the permitted activity standards stated below.

Height and daylighting, Minimum buffers in the Destination Reserve Zone, Site coverage, Reflectivity, Management of riparian areas, Noise Parking and turning, Glare and light, Works for the avoidance of flooding, Signs, Temporary Activities and Events, Historic Buildings and Structures and Sites, Notable Trees, Restoration and revegetation of riparian margins, geothermal features, or significant natural areas, Earthworks, Construction of walking tracks to provide for public access, Land subject to flooding, Micro or mini scale wind turbines, and an activity within an electricity transmission corridor

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<th>BENEFIT/COST</th>
<th>RISK OF ACTING</th>
<th>RISK OF NOT ACTING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effectiveness</td>
<td>These rules and methods benefit the district as they provide for activities in the destination reserves that complement and protect the immediate and surrounding environment.</td>
<td>There are no risks identified.</td>
<td>Reduced amenity in the destination reserve areas.</td>
</tr>
</tbody>
</table>

Effectiveness
Section 6 of the Resource Management Act 1991 requires the protection, and enhancement of identified matters of national importance to promote the sustainable management of natural and physical resources as specified in Part 5.

Efficiency
An assessment of the benefits and costs associated with this rule(s) confirms it is an efficient way and most appropriate rule of achieving the objectives contained within Matters of Strategic importance and the Resource Management Act 1991.

10.6.3 Activities undertaken within the Community Asset zone shall comply with all of the permitted activity standards stated below.

Height and daylighting, Minimum buffers in the Community Asset Reserve Zone, Site coverage, Reflectivity, Management of riparian areas, Noise Parking and turning, Glare and light, Works for the avoidance of flooding, Signs, Temporary Activities and Events, Historic Buildings and Structures and Sites, Notable Trees, Restoration and revegetation of riparian margins, geothermal features, or significant natural areas,
Earthworks, Construction of walking tracks to provide for public access, Land subject to flooding, Micro or mini scale wind turbines, and an activity within an electricity transmission corridor

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<th>BENEFIT/COST</th>
<th>RISK OF ACTING</th>
<th>RISK OF NOT ACTING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effectiveness</td>
<td>These rules and methods benefit the district as they seek to manage activities within the community assets that complement and protect the immediate and surrounding environment.</td>
<td>There are no risks identified.</td>
<td>A risk of conflict of activities in the district that do not comply with the surrounding environment of which the community asset is located in.</td>
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</tbody>
</table>

**Efficiency**

An assessment of the benefits and costs associated with this rule(s) confirms it is an efficient way and most appropriate rule of achieving the objectives contained within Matters of Strategic importance and the Resource Management Act 1991.

There are no risks identified.

A risk of conflict of activities in the district that do not comply with the surrounding environment of which the community asset is located in.

**10.6.4** Activities undertaken within the Water 1 zone shall comply with all of the permitted activity standards stated below.

*Lake structures, Management of riparian areas, Temporary activities, Activity within an electricity transmission corridor*

<table>
<thead>
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<th>EFFECTIVENESS AND EFFICIENCY OF RULES AND METHODS</th>
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<th>RISK OF ACTING</th>
<th>RISK OF NOT ACTING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effectiveness</td>
<td>These rules and methods benefit the district as they seek to manage activities within the water 1 zone</td>
<td>There are no risks identified.</td>
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</table>
enhancement of identified matters of national importance to promote the sustainable management of natural and physical resources as specified in Part 5.

**Efficiency**
An assessment of the benefits and costs associated with this rule confirms it is an efficient way and most appropriate rule of achieving the objectives contained within Matters of Strategic importance and the Resource Management Act 1991.

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</table>

10.7.1 In order to ensure that buildings and structures maintain and enhance the character and amenity values of reserves and community asset zone and to mitigate the effects of an activity on adjoining sites, the matters over which Council shall reserve control are listed below:
*Building design, site layout and associated works, Parking, turning and on-site circulation, Noise and hours of operation, Flooding*
Effectiveness
Section 6 of the Resource Management Act 1991 requires the protection, and enhancement of identified matters of national importance to promote the sustainable management of natural and physical resources as specified in Part 5.

Efficiency
An assessment of the benefits and costs associated with this rule confirms it is an efficient way and most appropriate rule of achieving the objectives contained within Matters of Strategic importance and the Resource Management Act 1991.

<table>
<thead>
<tr>
<th>Effectiveness/Efficiency</th>
<th>Benefit/Cost</th>
<th>Risk of Acting</th>
<th>Risk of not Acting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effectiveness (useful):</td>
<td>Benefit:</td>
<td>No risk identified</td>
<td>Inefficient, unsustainable management of resources.</td>
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<td></td>
<td>Reduced cost and time (no resource consent requirement) for development where the risk of flooding is within an acceptable level, whilst ensuring sustainable management of natural resources (land).</td>
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<tr>
<td>Efficiency (capable):</td>
<td>Cost:</td>
<td>No cost identified</td>
<td></td>
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<td></td>
<td>No cost identified</td>
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</tbody>
</table>
The following located within the inner electricity transmission corridor:
  a. Buildings and structures less than 2.5 metres in height and 10m² in area
  b. Fences up to 2.5metre high
  c. Upgrading, replacements and additions to buildings where the existing floor area and building envelope are not exceeded

Earthworks within the inner electricity transmission corridor

Any buildings, structure or activity sensitive to the transmission network located within the outer electricity transmission corridor

Micro scale renewable electricity generation accessory to a permitted activity or an activity with resource consent including solar panels, wind turbines mounted on a building or tower, and hydro electricity generating plant and equipment.

Additions to existing buildings located within the fault avoidance area on planning map 211

Non-habitable buildings and structures or replacement buildings located within the fault avoidance area on planning map 211

Recycling facilities located within the road with a gross floor area not exceeding 10m², and a height no greater than 2 metres

<table>
<thead>
<tr>
<th>Effectiveness/Efficiency</th>
<th>Benefit/Cost</th>
<th>Risk of Acting</th>
<th>Risk of not Acting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effectiveness (useful):</td>
<td>Benefit:</td>
<td>No risk identified</td>
<td>Inefficient, unsustainable management of resources.</td>
</tr>
<tr>
<td>The above activities are permitted to ensure a less regulated and more enabling approach to provision of utilities that have a positive contribution to the security of supply of electricity and sustainable management of natural resources (renewable electricity generation).</td>
<td>Reduced cost and time (no resource consent requirement), whilst allowing for the sustainable management of the electricity transmission network. Provision for development within the fault avoidance zone where the risk is within an acceptable level.</td>
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</tr>
<tr>
<td>Efficiency (capable):</td>
<td>Cost:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>An assessment of the benefits and costs associated with this rule confirms it is an efficient way and most appropriate rules of ensuring the wellbeing of the community and the electricity transmission network.</td>
<td>There is no increase in cost as these rules are in line with current development rights under the operative plan.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

New habitable buildings located within the fault avoidance area on planning map 211.

Any sensitive activity, building or structure located within the inner electricity transmission corridor within the Rural zone and not permitted by rule 65(permitting activities)

Any sensitive activity, building or structure located within the inner electricity transmission corridor outside the existing urban environment and not permitted by rule 65

Any sensitive activity closer than 8m to the outer edge of a pole support structure or closer than 12m to tower support structure

Any activity that does not comply with NZECP34:2001
Effectiveness:
The adverse effects on the above activities due to the fault line or electricity transmission network could be severe. For this reason, it is best to assess and manage the effects through the resource consent process.

The last three rules are non-complying activities to provide a clear direction that the activities need to comply with the electricity code and the separation distances. The reason for this is that adverse effects of the electricity line on activities could be severe and activities could also affect the safe and efficient functioning of the line.

Efficiency:
An assessment of the benefits and costs associated with this rule confirms it is an efficient way and most appropriate rule of achieving the objective.

Benefit:
The benefit of having the above rules are as follows:
- Sustainable use and development of the electricity transmission line.
- Minimising the adverse effects of the electricity transmission line on the safety of people and loss of property.
- Minimising the risk to loss of life and property due to earth movement.

Costs:
The additional development cost with relation to consent application costs and requirements to provide input from a professional person.

The rules will place an added burden on developers and could potentially affect the development potential of the site.

The benefit of providing these rules outweighs the associated cost. If the rules are not provided, the Council would not be giving effect to the requirements under the RMA.

Any activity that involves the use, storage, transportation or disposal of hazardous substances and/or contaminants; or any activity on contaminated or potentially contaminated land

Utilities

Efficiency:
The rules provide a link between the industrial provisions and the provisions in Part 15 for utilities and Part 15, which manages any adverse effects of the use, storage, transportation or disposal of hazardous substances by network utilities. The link is important to ensure that

Benefit
- Sustainable management of natural and physical resources.

Cost
- There is no cost identified.
Industrial activities on contaminated land are managed.

Effectiveness:
The rule is the most appropriate way of achieving integrated management of physical resources.

<table>
<thead>
<tr>
<th>Effectiveness/Efficiency</th>
<th>Benefit/Cost</th>
<th>Risk of Acting</th>
<th>Risk of not Acting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effectiveness</td>
<td>Benefit</td>
<td>No risks identified</td>
<td>Reduced amenity and character of the reserve zones through a proliferation of tavern signs detracting from the reserve and the streetscape.</td>
</tr>
<tr>
<td></td>
<td>Maintenance of the amenity of reserve zones.</td>
<td></td>
<td>Inefficient, unsustainable management of resources.</td>
</tr>
<tr>
<td></td>
<td>Sustainable use and development of natural and physical resources.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Costs</td>
<td>No costs have been identified</td>
<td></td>
</tr>
<tr>
<td></td>
<td>No costs have been identified</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signs required for, or established by official statute, rule of regulation
Any sign displayed in construction sites denting owner and professional and construction firms associated with an active building project on that site
Temporary non site related signs located in Approved Temporary Sign Locations as shown on special planning map 207
Temporary non site related signs outside the road reserve and on reserve zoned properties not identified as an approved temporary sign location
Permanent site related signs unless otherwise specified
Real Estate Signs
Permanent non-site related signs

Effectiveness
These activities reflect the different type of signs required for different activities, such as construction sites, or directional aid, and are specifically listed to ensure that these signs are permitted.
The occurrence of non site related temporary signs within specific locations has also been noted. To avoid the proliferation of these throughout the district and the subsequent cumulative effects on amenity, and potentially traffic safety, specific locations have been identified for these non site related signs. These signs within these locations are permitted subject to complying with criteria in Appendix 8.
Permanent site related Signage has been made a permitted activity within the reserves signs, subject to complying with permitted criteria.

Efficiency
An assessment of the benefits and costs associated with this rule confirms it is an efficient way and most appropriate rule of achieving the objective.