

SECTION 11.0

INDEX TO APPENDICES

Volume 2 - Appendices 1-18

1.0	R16.3 - Financial Contributions Rules for Subdivision and <i>Development</i>	2	10.0	Standards for <i>Private Roads</i> and <i>Private ways</i>	39
2.0	Criteria and Standards for Public <i>Roads</i>	13	11.0	Amendment to Appendix H have been integrated into Appendix H of Part Eighteen that forms part of Rule 1.1 of the Lakes A Zone (full text version)	41
3.0	Standards for <i>Vehicle</i> Entrances and Access	15	12.0	Recommended Areas for Protection (RAPs)	43
4.0	Rotorua District Council <i>Designations</i>	19	13.0	<i>Landform Unit</i> Maps and Illustrations	102
5.0	Noise Standards within the Lakes A Zone	21	14.0	<i>Protected Natural Areas</i> (PNAs)	117
6.0	<i>Effects</i> Ratio Triggers for Permitted and Discretionary Activities have been integrated into Rule R14.2.1 of Part Fourteen that forms part of Rule 1.1 of the Lakes A Zone (full text version)	26	15.0	Identified <i>Viewpoints</i> and Viewshafts	124
7.0	Amendment to Appendix J have been integrated into Appendix J of Part Eighteen that forms part of Rule 1.1 of the Lakes A Zone (full text version)	28	16.0	Amendment to Part Two of the District <i>Plan</i> have been integrated into Part Two that forms part of Rule 1.1 of the Lakes A Zone (full text version)	191
8.0	Amendment to Appendix F (as at 13 May 2000) have been integrated into Appendix F of Part Eighteen that forms part of Rule 1.1 of the Lakes A Zone (full text version)	30	17.0	Aerial Photo of Tarawera Settlement Areas	193
9.0	ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value	32	18.0	Rural Reserves owned by the Rotorua District Council	195

**APPENDIX 1.0 R16.3 - FINANCIAL CONTRIBUTION RULES
FOR SUBDIVISION AND DEVELOPMENT**

APPENDIX 1.0 R16.3 - FINANCIAL CONTRIBUTION RULES FOR SUBDIVISION AND DEVELOPMENT

NOTES:

1. Those shaded portions of **Rule 16.3** in **Appendix 1.0** in this Volume (**Volume 2**) shall apply within the Lakes A Zone.
2. The unshaded portions of Appendix 1.0 are provided for the purpose of showing the context of the provisions that apply within the Lakes A Zone.
3. For the purpose of applying the Financial Contribution Rules for Subdivision and *Development* and Reserves and Heritage Purposes to the Lakes A Zone, the following rules on interpretation shall apply:
 - The terms 'lot or lease area' shall be read to mean '*site*', as defined in **Section 10.0** of **Volume 1** of the Lakes A Zone; and
 - The District *Plan* definitions of *development*, *household unit*, *subsidiary household unit* and tourist accommodation (as at 13 May 2000) shall also apply and are included in **Section 10** of **Volume 1** of the Lakes A Zone.
4. No changes to the actual text of **Rule 16.3** have been made.

R16.3.1 INTRODUCTION

Subdivision and *development* are subject to financial contributions in accordance with the following Rules and the provisions of **Appendix U** and **Appendix W**. Section 108(9) of the *Resource Management Act 1991* defines financial contribution as money, or *land* or a combination of money and *land*. A number of categories of financial contribution apply to subdivision and *development*.

The first category, outlined in **R16.3.2**, comprises financial contributions for reserves and heritage purposes.

The second and third categories, outlined in **R16.3.3** and **R16.3.4**, comprise the minimum engineering requirements for subdivision and *development* respectively. Council considers that subdividers and developers should provide, those works and services necessary to ensure the efficient functioning of their

subdivision and *development*. A contribution may include requirements relating to the formation of *building sites*, *earthworks*, *roads* and landscaping, access ways, *private ways*, sanitary and stormwater drainage, *water* supply, and all ancillary works and services within or appurtenant to the subdivision and/or *development*.

The fourth category, outlined in **R16.3.5**, specifically relates to identified service lane and *road* widening requirements which will be imposed as a financial contribution on applications for subdivision or *development*.

The fifth category, outlined in **R16.3.6**, comprises upgrading contributions for subdivision and *development* and may include the formation of an unformed *road*, the upgrading of a formed *road* where the activity is likely to generate additional traffic, or the upgrading of an undersized sanitary sewer, water main or stormwater drain.

Rule **R16.3.7** lists miscellaneous matters regarding financial contributions for the engineering requirements,

APPENDIX 1.0 R16.3 - FINANCIAL CONTRIBUTION RULES FOR SUBDIVISION AND DEVELOPMENT

service lanes and *road* widening, and upgrading contributions.

R16.3.2 FINANCIAL CONTRIBUTIONS FOR RESERVES AND HERITAGE PURPOSES

Appendix U provides the method of calculation for financial contributions for reserves and heritage purposes and also specifies the maximum value of the financial contribution.

R16.3.2.1 GENERAL

All subdivision and *development* will be subject to the Rules for financial contributions for reserves and heritage purposes. The Objectives, Policies and Rules for requiring a financial contribution are contained in **Part Eleven**.

At Council's discretion and as outlined in **Part Eleven**, *land* may be required for *esplanade reserves*, heritage protection or local purpose reserves and in some situations works may also be required, for example for landscaping.

R16.3.2.2 RULES APPLICABLE TO DEVELOPMENT FOR *ESPLANADE RESERVES* AND STRIPS

In accordance with **u1.3.5** of **Appendix U**, Council will require the vesting of *esplanade reserves* and/or creation of *esplanade strips* upon a *development* proposed on lots

or lease areas adjoining a *lake* or *river* as defined in Section 2 of the *Resource Management Act 1991*.

R16.3.3 FINANCIAL CONTRIBUTIONS - MINIMUM ENGINEERING REQUIREMENTS FOR SUBDIVISION

Note: The Performance Standards for the following Rules **R16.3.3.1** to **R16.3.3.9** are contained in **Appendix W**. Various methods may be used to satisfy these Performance Standards. However compliance with the *Rotorua District Council Engineering Code of Practice* is deemed to satisfy the particular Performance Standards listed.

The maximum level of the financial contribution for minimum engineering requirements is the total cost of providing these requirements in accordance with the Performance Standards outlined in **Appendix W**.

R16.3.3.1 *EARTHWORKS* AND FOUNDATIONS

Every lot or lease area within the subdivision shall have a foundation suitable for any intended activity, which will be free from inundation, erosion, subsidence and slippage.

APPENDIX 1.0 R16.3 - FINANCIAL CONTRIBUTION RULES FOR SUBDIVISION AND DEVELOPMENT

R16.3.3.2 ROADING AND LANDSCAPING

Roads or other means of access approved by Council shall be provided to all lots and lease areas within a subdivision. Large lot subdivision (i.e. subdivision into lots or lease areas that may be further subdivided in accordance with the Rules of this *Plan*) within the Residential Zones, shall also make provision for satisfactory access to future potential residential lots.

Every lot that does not have frontage to an existing *road* or *private road* shall have a frontage to a *road* or *private road* to be provided by the owner(s) which will give vehicular access to that lot from an existing *road* or *private road*.

Notwithstanding the above, Council may approve an application for subdivision in any of the following situations:

- Where Council considers that vehicular access is unnecessary, it may approve access to any lot or lease area by foot only;
- Where Council considers that because of the topographical nature of the *land* vehicular access is impractical, it may approve access to a lot or lease area by foot only;
- Where Council is satisfied that adequate access to the lot or lease area is provided over other *land* pursuant to an easement of right of way.

Note: The Memorandum of Transfer or Easement Certificate must provide for and detail maintenance standards, cost sharing provisions, and means of arbitration.

In addition:

- (a) The subdivider shall form and completely construct a proposed *road* as shown on the scheme to the required Council standard, and to enable the proposed *road* to carry the predicted traffic loadings. This may include providing pedestrian and cycle facilities, drainage, landscaping, and planting;
- (b) The subdivider shall form and construct a carriageway over every proposed *private way* and *private road* as shown on the scheme.
- (c)
 - (i) No *private way* or *private road* in the Rural A Zone which services more than four potential lots (based on the minimum lot size) shall exceed 500 metres in length.
 - (ii) No *private way* or *private road* in the Rural B, D or E Zone which services more than four potential lots (based on the minimum lot size) shall exceed 200 metres in length.
- (d) The subdivider shall set aside within the *road* reserve areas of *land* for the purpose of

APPENDIX 1.0 R16.3 - FINANCIAL CONTRIBUTION RULES FOR SUBDIVISION AND DEVELOPMENT

landscaping and street tree planting to the satisfaction of Council.

R16.3.3.3 STORMWATER

The subdivider shall provide a satisfactory system for the collection, treatment and disposal of stormwater from the proposed *roads, private ways, access ways, reserves* and from all lots, lease areas and *building sites* within the subdivision.

R16.3.3.4 SANITARY SEWERAGE

The subdivider shall provide for the satisfactory disposal of sewage from each lot, lease area and *building site* within the subdivision.

R16.3.3.5 WATER SUPPLY

The subdivider shall provide a satisfactory *water* supply to all lots, lease areas and *building sites* within the subdivision.

R16.3.3.6 ELECTRICITY SUPPLY

The subdivider shall make suitable arrangements for the reticulation of an electric power supply for every lot, lease area and *building site* within the subdivision.

R16.3.3.7 GAS SUPPLY

The subdivider shall make suitable arrangements for the reticulation of a gas supply for every lot, lease area and *building site* within the subdivision, where existing gas reticulation is available within 100 metres of the subdivision.

R16.3.3.8 TELEPHONE SERVICES

The subdivider shall make suitable arrangements for the reticulation of a telephone service and other telecommunication services for every lot, lease area and *building site* within the subdivision.

R16.3.3.9 ACCESS WAYS AND PRIVATE WAYS

The minimum access and formation widths for access ways and *private ways* serving *household units* shall be provided in accordance with the following table:

NUMBER OF POTENTIAL <i>HOUSEHOLD UNITS</i>	ACCESS WIDTH	FORMATION WIDTH
1	3.0m	2.5m
2	3.0m	3.0m
3 - 4	4.5m	4.0m
5 - 8	6.0m	5.0m
More than 8 <i>household units</i> may not share private access		

For other access ways and *private ways*, see **Appendix W**.

APPENDIX 1.0 R16.3 - FINANCIAL CONTRIBUTION RULES FOR SUBDIVISION AND DEVELOPMENT

R16.3.4 FINANCIAL CONTRIBUTIONS - MINIMUM ENGINEERING REQUIREMENTS FOR DEVELOPMENT

Note: The Performance Standards for the following **Rules R16.3.4.1 to R16.3.4.8** are contained in **Appendix W**. Various methods may be used to satisfy these Performance Standards. However compliance with the *Rotorua District Council Engineering Code of Practice* is deemed to satisfy the particular Performance Standards listed.

The maximum level of the financial contribution for minimum engineering requirements is the total cost of providing these requirements in accordance with the Performance Standards outlined in **Appendix W**.

R16.3.4.1 EARTHWORKS AND FOUNDATIONS

Every *building* within the *development* shall have a foundation suitable for its intended use, free from inundation, erosion, subsidence and slippage.

R16.3.4.2 ROADING

Roads or other means of access approved by Council shall be provided to all *buildings* within the *development*. However, Council may approve the *development* where it is satisfied that adequate access to

the *development* is provided over other *land* pursuant to an easement of right of way.

The developer shall:-

- (a) form and completely construct and drain all proposed *roads*, parking and *manoeuvring* areas; and
- (b) form and construct a carriageway over every proposed *private way* and *private road*.

Note: The Memorandum of Transfer or Easement Certificate must provide for and detail maintenance standards, cost sharing provisions and means of arbitration, in cases of easements of rights of way.

R16.3.4.3 STORMWATER

The developer shall provide a satisfactory system for the collection, treatment and disposal of stormwater from the *development*.

R16.3.4.4 SANITARY SEWERAGE

The developer shall provide for the satisfactory disposal of sewage from the *development*.

APPENDIX 1.0 R16.3 - FINANCIAL CONTRIBUTION RULES FOR SUBDIVISION AND DEVELOPMENT

R16.3.4.5 WATER SUPPLY

The developer shall provide a satisfactory *water* supply to the *development*.

R16.3.4.6 ELECTRICITY SUPPLY

The developer shall make suitable arrangements for the reticulation of electric power to the *development*.

R16.3.4.7 TELEPHONE SERVICES

The developer shall make suitable arrangements for the reticulation of telephone and other telecommunication services to the *development*.

R16.3.4.8 BONDS

Council may require the developer or owner(s) to enter into a bond for the due compliance with the above requirements which would be arranged prior to the uplifting of a *building* consent, where the above requirements involve off-site works or affect the existing public *road* or service infrastructure.

R16.3.5 FINANCIAL CONTRIBUTIONS SERVICE LANES AND ROAD WIDENING

In the case where *land* is vested for service lane or *road* widening the maximum level of the financial

contribution will be in accordance with the identified service lane and *road* widening requirements listed or described in **Appendix N** and **Appendix D** respectively. In addition any costs associated with the vesting of the service lane or *road* widening will form part of the maximum financial contribution in accordance with the provisions of **Part Twelve**.

R16.3.5.1 Subject to **R12.6** and **R12.7** of **Part Twelve**, Council will require the vesting of *land* for service lanes or *road* widening upon subdivision or *development* of lots or lease areas with identified service lane or *road* widening requirements listed or described in **Appendix N** and **Appendix D** respectively.

R16.3.6 FINANCIAL CONTRIBUTIONS - UPGRADING REQUIREMENTS FOR SUBDIVISION AND DEVELOPMENT

The maximum level of the financial contribution for upgrading will be limited to the works necessary to meet the additional loading on the infrastructure caused by the subdivision or *development*, as determined by Council.

R16.3.6.1 ROADING

For the purpose of forming, diverting, or upgrading any existing *road* or forming any new *road* because of new or increased traffic owing to the subdivision or development of any *land*, Council may, as a condition of

APPENDIX 1.0 R16.3 - FINANCIAL CONTRIBUTION RULES FOR SUBDIVISION AND DEVELOPMENT

approval of a scheme or *development*, require the owner(s) to:

- (a) pay, or enter into a binding contract to pay, to Council a fair and reasonable contribution towards the cost of forming or upgrading *roads* or parts of *roads* within or adjacent to the subdivision or *development* or of any other *land* in the same ownership. Such forming and upgrading shall be carried out to a state or standard as determined by Council. Alternatively Council may require the owner(s) to carry out, or enter into a binding contract to carry out, that work;

and/or,

- (b) dedicate a strip of *land* in the same ownership for the widening of any *road*.

The above requirements shall be limited to the extent to which the *road* serves or is intended to serve the subdivision or *development*.

R16.3.6.2 UPGRADING PARAMETERS FOR *ROADING*

- (a) Each *household unit* will be deemed to generate 6 *vehicle movements* per day (v.p.d.).
- (b) All existing *roads* directly serving the subdivision or *development* shall be formed and sealed when required to carry in excess of 70 v.p.d., except that

metalled cul-de-sacs or cul-de-sac ends less than 300m in length shall also be formed and sealed even though assessed traffic volumes may be less than 70 v.p.d.

- (c) Where contributions towards footpath, kerb and channel and berm formation are required, the contribution shall be at the rate of 50% of the total estimated cost.

R16.3.6.3 *WATER SUPPLY AND DRAINAGE*

Council may, as a condition of its approval of the scheme or *development*, require the owner(s):

- (a) where an existing public *water* supply system or drainage system is available, to service the subdivision (being a system within or contiguous to the *land* in the subdivision) -

to pay, or enter into a bond to pay, to Council such amount as Council considers fair and reasonable for or towards the cost of upgrading the said system.

- (b) where any such system is not available, but is likely to be available within a period of five years, to pay, or enter into a bond to pay, Council such amount as Council considers fair and reasonable for or towards the cost of providing *water*, drainage, electricity or gas connections from that

APPENDIX 1.0 R16.3 - FINANCIAL CONTRIBUTION RULES FOR SUBDIVISION AND DEVELOPMENT

system to the subdivision or to any lots in the subdivision.

R16.3.6.4 UPGRADING PARAMETERS FOR WATER SUPPLY AND DRAINAGE

Unless otherwise provided for, the upgrading contribution required towards the cost of upgrading a service will be the total cost of upgrading such service to serve for the subdivision or *development* in accordance with the Performance Standards of **Appendix W**.

R16.3.7 MISCELLANEOUS FINANCIAL CONTRIBUTION REQUIREMENTS FOR SUBDIVISION AND DEVELOPMENT

R16.3.7.1 SHARING OF COST OTHER THAN UPGRADING CONTRIBUTIONS

The provisions of **R16.3.6**, with the exception of **R16.3.6.2.(c)**, do not define a basis for the sharing of the cost of services between the subdivider or developer and Council. The share of the cost to be met by the subdivider or developer will be determined by Council at the time of scheme or *development* approval.

Council's share and upgrading costs are required to be included in the Annual Plan process which may delay provision of the appropriate service and implementation of the subdivision or *development*. The subdivider or

developer may elect to proceed with such works at their cost.

R16.3.7.2 ENGINEERING INSPECTION FEES

To cover the cost of the inspection by Council of the Engineering Plans and Specifications, and the cost of inspection of construction, the subdivider or developer shall pay the following fees:

- (a) 1% + GST of the value of the works inspected and approved based on a schedule of quantities and estimated rates to be submitted by the subdivider or developer; or
- (b) A minimum fee as determined by Council.

All estimated rates must be fair and reasonable.

R16.3.7.3 EASEMENTS FOR PUBLIC SERVICES

All easements necessary for public services and batters, or where required by Council, are to be granted by the subdivider or developer.

R16.3.7.4 DISCHARGE PERMITS

All discharge permits shall be obtained by the subdivider or developer in their name.

APPENDIX 1.0 R16.3 - FINANCIAL CONTRIBUTION RULES FOR SUBDIVISION AND DEVELOPMENT

R16.3.7.5 WORKS IN RESERVES, DOMAINS OR PRIVATE LAND

Wherever any works are to be constructed within a reserve or domain vested in Council, the subdivider or developer shall obtain the approval of Council. In the case of private property, written permission of both the owner(s) and the occupier(s) shall be obtained and submitted to Council along with the engineering plans. Upon completion of the works and prior to the issue of a completion certificate in the case of a subdivision, written confirmation of the property owner'(s) satisfaction with reinstatement works shall be provided. Drains laid on private property other than that owned by the subdivider, are subject to Section 445 of the *Local Government Act 1974* and only Council is empowered to serve the statutory notifications, etc required. All costs involved in the serving of notices, hearing of objections and any other consequential expenditure shall be met by the subdivider or developer.

R16.3.7.6 VARIATION OF REQUIREMENTS

Any variation from the requirements which may be necessary to meet particular circumstances must be referred to Council for specific approval and will be assessed as a Non-Complying Activity. Any reduction in standards must receive the approval of Council prior to being incorporated in and specifications for subdivision or *development*.

R16.3.7.7 COMMENCEMENT OF WORKS

On no account shall any engineering works be commenced on any subdivision or *development* until after the engineering plans and specifications have been approved and satisfactory notice of the works has been given to Council.

Works carried out without satisfactory notification and works not inspected will not be accepted by Council.

R16.3.7.8 TESTING

Any works required to be tested by, or in the presence of, a Council officer shall be pre-tested and proved satisfactory by the subdivider's or developer's representative before any request is made for official testing. The costs of any re-testing required (should the particular section of work under test, fail to pass the test on the first occasion) and for all Benkelman Beam testing will be charged to the subdivider in addition to the fees payable under **R16.3.7.2**.

R16.3.7.9 THERMAL GROUND

Council may impose specific requirements applicable to any subdivision or *development* in thermal areas. Subdividers and developers are urged to have early consultation with Council Officers before proposing any works in thermally active areas.

APPENDIX 1.0 R16.3 - FINANCIAL CONTRIBUTION RULES FOR SUBDIVISION AND DEVELOPMENT

R16.3.7.10 INSURANCE - THIRD PARTY LIABILITY

Where the subdivider or developer carries out works on a *road*, or any other *land* not owned by the subdivider or developer, the following insurance provisions will apply:

- (a) the subdivider or developer or his/her representative will be responsible to ensure that insurance is taken out or held in the joint names of the subdivider or developer and Council. This insurance shall be of the third party/public liability type, for a minimum amount of two million dollars;
- (b) the Policy will be extended to cover all insurable risks normally applicable to subdivision or *development* works; and
- (c) the Policy shall have attached thereto either:
 - (i) a cross liabilities/joint insured's clause; or
 - (ii) appropriate wording which states that the Policy will be construed as though a separate Policy has been issued to each of the joint insured's.

Note: For the avoidance of doubt, the rules relating to *Esplanade Reserves* and *Strips* in Part Eleven do not apply.

APPENDIX 2.0

**CRITERIA AND STANDARDS
FOR PUBLIC ROADS**

APPENDIX 2.0

CRITERIA AND STANDARDS
FOR PUBLIC ROADS

Type and Description	Road Reserve Width (m)	Carriageway Width (m)	Kerb/ Edging	Predicted Traffic Vpd & Type	Footpath Width (m)	Design ⁽³⁾	Maximum Grade & Desired Speed (km/hour)					
							Flat ⁽²⁾		Rolling ⁽²⁾		Hilly ⁽²⁾	
A Primary Arterial	Specific Design	Specific Design	Vertical	Up to 30000 Vpd	2@1.4 m	All road paving subject to specific design.	5% ⁽¹⁾ 70 km/h	6% ⁽¹⁾ 60 km/h	7% ⁽¹⁾ 55 km/h			
B Principal Major & Minor	20.00	13.00	Vertical	Up to 15000 Vpd	2@1.4 m		5% ⁽¹⁾ 70 km/h	6% ⁽¹⁾ 60 km/h	7% ⁽¹⁾ 55 km/h			
C Secondary Local Distributor (150-450 sites)	20.00	11.00	Vertical	Up to 8000 Vpd	2@1.4 m		6% ⁽¹⁾ 60 km/h	7% ⁽¹⁾ 55 km/h	9% ⁽¹⁾ 50 km/h			
D Local (Urban) (Up to 150 sites)	20.00	8.50	Vertical	Up to 900 Vpd	2@1.4 m		7% ⁽¹⁾ 50 km/h	8% ⁽¹⁾ 45 km/h	10% ⁽¹⁾ 40 km/h			
E Local (Rural)	20.00	6.00 for less than 500 Vpd., otherwise specific design ⁽⁵⁾	K & C where Stormwater Problems Exist	As counted	See Note 4		Specific Design Required	Specific Design Required	Specific Design Required			
F Rural Cul-de-sac (i) 13-40 sites max	16.50	6.00	K & C Where Stormwater Problems Exist	73 to 240 Vpd	1@1.4 m		7% ⁽¹⁾ 50 km/h	8% ⁽¹⁾ 45 km/h	10% ⁽¹⁾ 40 km/h			
(ii) Up to 12 sites	16.50	6.00	K & C Where Stormwater Problems Exist	Up to 72 Vpd	1@1.4 m		8% ⁽¹⁾ 40 km/h	10% ⁽¹⁾ 35 km/h	12% ⁽¹⁾ 35 km/h			

- Notes:**
- (1) These grades may be increased by 1% for lengths under 150m.
 - (2) Flat 0-8% cross-slope, rolling 8-15%, hilly -over 15% cross-slope.
 - (3) Design shall be in accordance with the Rotorua Civil Engineering Industry Standard (2000)
 - (4) Footpaths will be required in settlement areas and where there are pedestrian generators such as schools, shops, or bus stops within close proximity.
 - (5) Where a local road in the Lakes A Zone meets the traffic generation requirements for those of Arterial and Distributor Roads for the design criteria and construction standards for the latter shall apply

**APPENDIX 3.0 STANDARDS FOR VEHICLE ENTRANCES
AND ACCESS**

Plan RD 22	Rural Residential <i>Vehicle</i> Entrances
Plan RD 23	Rural Commercial/Tanker Entrances
Plan RD 24	Rural Commercial Access

WHERE THE PROPERTY IS HIGHER THAN THE ROAD

WHERE THE PROPERTY IS LEVEL WITH OR LOWER THAN THE ROAD

Number of Potential Lots	Dimension 'a'
1-2	3000
3-4	4000
5-8	5000

NOTES:

1. Formation 150mm compacted metal basecourse (min.)
2 coat seal (G3 & G5)
2. Crossing to be culverted as necessary, complete with head walls.
3. Area to be sealed shall cover the anticipated or existing swept vehicle area. (where road is sealed)
4. All loose chip and detritus shall be removed from the area prior to using the entrance.

ROTORUA DISTRICT COUNCIL

LAKES A ZONE – ROADING

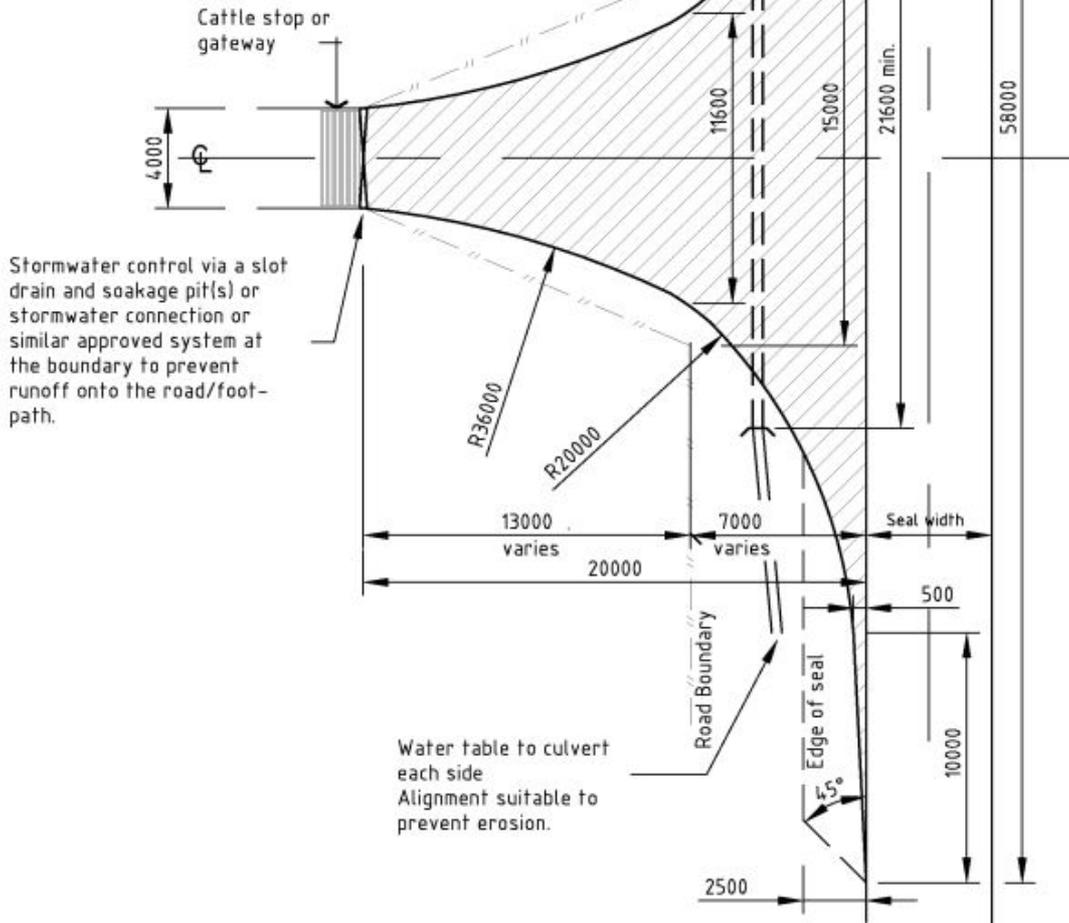
NOT TO SCALE

RURAL RESIDENTIAL VEHICLE ENTRANCES
(WHERE NO KERB AND CHANNEL EXISTS)

RD 22

NOTES:

1. Formation 150mm compacted metal basecourse (min.)
2 coat seal (G3 & G5)
2. Fencing set back allows vehicles to be parked off carriageway while opening and closing gates.
3. Crossing to be culverted as necessary, complete with head walls. Culverts and headwalls to be designed and installed to the approval of the Engineer. All culverts shall be 300 mm dia. min. installed to manufacturers recommendations.
4. The sealed area is to be shaped so that stormwater does not migrate onto the roadway.
5. Road crossfall to continue for a minimum of 1 metre past road edge line. Maximum gradient shall be 1 in 12 for the first six metres from the road edge line.
6. Area to be sealed shall cover the anticipated or existing swept vehicle area.
7. All work to be carried out in a manner to ensure the safety of road users.



LAKES A ZONE – ROADING

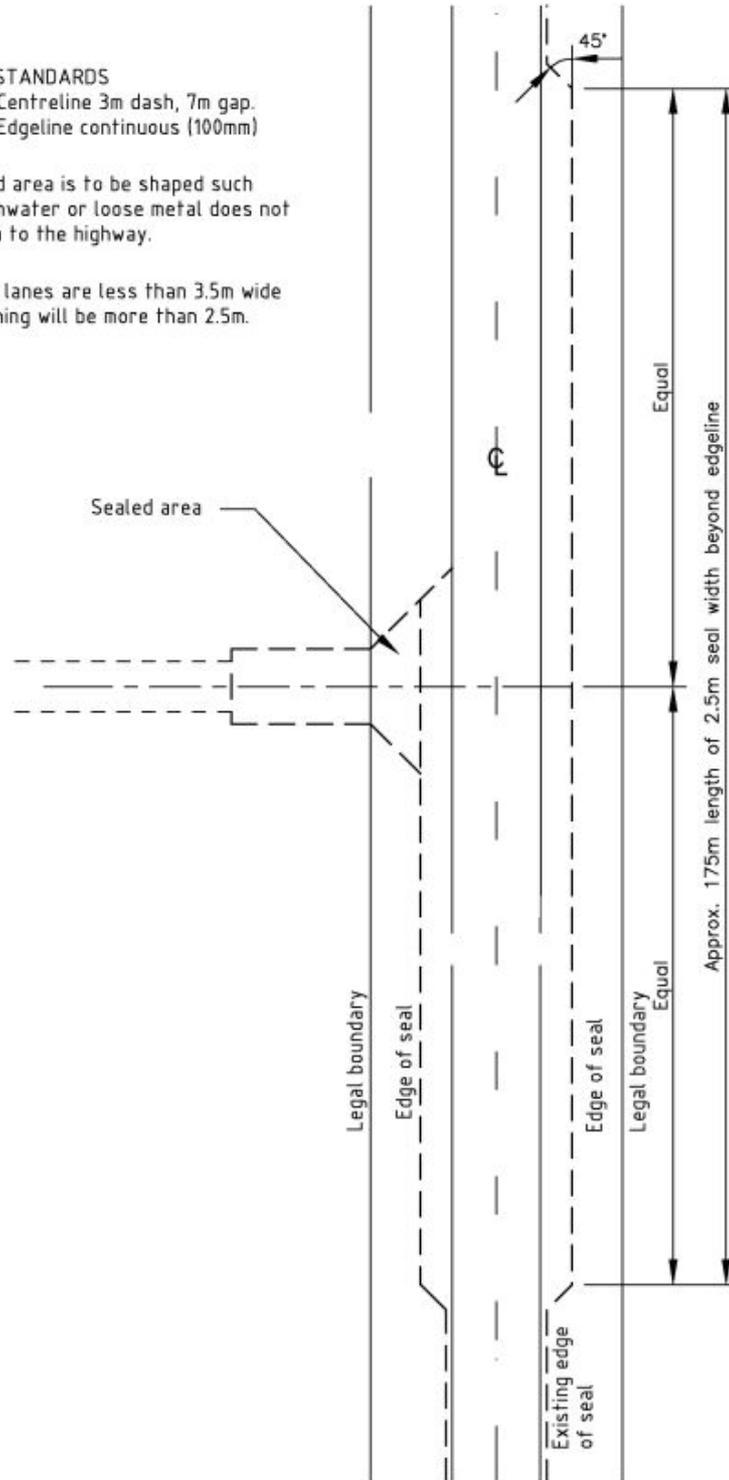
NOT TO SCALE

**RURAL COMMERCIAL/
TANKER ENTRANCES**
(WHERE THERE IS LESS THAN 3.0m SHOULDER
ON OPPOSITE SIDE OF ROAD)

**RD
23**

NOTES:

- 1. MARKING STANDARDS
Standard Centreline 3m dash, 7m gap.
Standard Edgeline continuous (100mm)
- 2. The sealed area is to be shaped such that stormwater or loose metal does not migrate on to the highway.
- 3. If existing lanes are less than 3.5m wide then widening will be more than 2.5m.



LAKES A ZONE – ROADING

RURAL COMMERCIAL ACCESS

NOT TO SCALE

**RD
24**

APPENDIX 4.0 ROTORUA DISTRICT COUNCIL DESIGNATIONS

APPENDIX 4.0 ROTORUA DISTRICT COUNCIL DESIGNATIONS

ACTIVITY	SITE INFORMATION	DESCRIPTION OF ACTIVITY
Rotorua District Council: Okareka <i>water</i> supply reservoir.	<p>Lot J SO 59746, on Lake Tikitapu Scenic Reserve (U.Z.L.A.).</p> <p>On Okareka Loop Road, with accessway at the crest of <i>road</i> towards the Blue Lake end. NZMS260 U16 022300.</p>	For the purposes of establishing, constructing, maintaining and operating a public <i>water</i> supply reservoir, including access and all associated testing, treatment, pipework and fittings, <i>water</i> sampling and monitoring.
Rotorua District Council: Okareka <i>water</i> supply bore.	<p>Lot I SO 59746, on Lake Tikitapu Scenic Reserve (U.Z.L.A.).</p> <p>On Okareka Loop Road, near the intersection with Tarawera Road at the Blue Lake. NZMS260 U16 021296.</p>	For the purposes of establishing, constructing, maintaining and operating a public <i>water</i> supply bore, including access and all associated testing, pipework and fittings, <i>water</i> sampling and monitoring.
Rotorua District Council: Okareka <i>water</i> supply intermediate reservoir.	<p>Lot A DPS 81204, on private property. (U.Z.L.A.)</p> <p>On Tarawera Road, after the Okareka Loop Road turnoff and near the edge of a scenic reserve. NZMS260 U16 017310.</p>	For the purposes of establishing, constructing, maintaining and operating a public <i>water</i> supply reservoir, including access and all associated testing, pipework and fittings, <i>water</i> sampling and monitoring.
Tarawera Fire Station	Stoney Point Recreation Reserve Lot 98 DP 36316 Gaz 1957 p 1256 (U.Z.L.A.)	Constructing, maintaining and operating a fire station
Okareka Fire Station	Local Purposes Reserve (Fire Purpose) Lot 1 DPS 36324 Gaz 1984 p4152 (U.Z.L.A.)	Constructing, maintaining and operating a fire station

APPENDIX 5.0 NOISE STANDARDS WITHIN THE LAKES A ZONE

APPENDIX 5.0 NOISE STANDARDS WITHIN THE LAKES A ZONE

The maximum noise levels (measured in dBA L_{10} or L_{max}) from any activity or noise source within the Lakes A Zone shall not exceed the following limits. For the purpose of compliance with the noise levels specified in Table A, all measurements applicable to:

a) Settlement Management Area Bush Settlement Management Area	shall be taken at the nearest <i>site</i> boundary; and
b) Tikitapu Policy Area Okaro Policy Area Less-Sensitive Rural Management Area	shall be taken at the notional boundary of any <i>habitable building</i> or the boundary of any <i>site</i> reserved under the Reserves Act 1977 or Te Ture Whenua Maori Act 1993 (Maori Land Act 1993), whichever is the more stringent; and
c) Sensitive Rural Management Area Okataina Policy Area Rotokakahi Policy Area	shall be taken at the nearest <i>site</i> boundary or, at the notional boundary of any <i>habitable building</i> or the boundary of any <i>site</i> reserved under the Reserves Act 1977 or Te Ture Whenua Maori Act 1993 (Maori Land Act 1993) whichever is the more stringent.

For the purpose of measuring the noise levels set out in Table A relating to the Lakes A Zone:

- In measuring and assessing noise, the provisions of New Zealand Standards NZS 6801 “*Measurement of Sound*” and NZS 6802 “*Assessment of Environmental Sound*” shall apply. Such provisions include a 5 dBA penalty for noise which has special audible characteristics, such as tonal components and impulsiveness, and specifications for the way in which averaging of noise levels shall be carried out.

APPENDIX 5.0 NOISE STANDARDS WITHIN THE LAKES A ZONE

- Notional Boundary shall be defined as a line 20 metres from the façade of any *habitable building*, health or educational facility or *Marae*, or the *site* boundary where this is closer to any such *building*.
- *Habitable building* shall include any *building* used for a *Marae* purpose, for formal educational purposes, or for health purposes where accommodation is involved.
- Voices from people carrying out legitimate outdoor activities on *Marae*, reserves or on *roads* shall not be taken into account, however it is to be noted that any excessive noise may be controlled under the *RMA*.
- Noise generated from *motor craft* using existing public boat ramps and existing access lanes shall not be subject to the noise levels contained in Table A.

Note: The Council may apply Section 16 of the *RMA* in situations where there is an unreasonable level of noise produced by *motor craft*.

APPENDIX 5.0 NOISE STANDARDS WITHIN THE LAKES A ZONE

DEFINITIONS FOR TERMS USED IN APPENDIX 5

- Background sound** : This is defined in NZS 6801: 1991 as L_{95} , in decibels, and is the mean minimum sound level in the absence of the noise being assessed at the relevant time and place of measurement. When statistical analysis methods are used, the background sound level is the L_{95} exceedance level for the observation time, in the absence of the noise being assessed. It is the component of sound that subjectively is perceived as continuously present. The time interval shall be indicated, eg. 45 dBA L_{95} 15 min.
- Exceedance Level** : (L_n), in decibels, defined in previous Standards as Level percentile or percentile exceeded level, is that sound level which is equalled or exceeded a given percentage of the total measurement time. L_n is expressed as a percent where n is a number, for example: L_{10} is the 10% exceedance level, L_{95} the 95% exceedance level.
- Noise** : May include vibration.
- Notional Boundary** : Except for the Lakes A Zone, the notional boundary is defined as a line 20 metres from the façade of any rural dwelling or the legal boundary where this is closer to the dwelling.
- Residential Site** : Except for the Lakes A Zone, any occupied *household unit* or any form of tourist accommodation lawfully established and located in any Zone, other than a Commercial or Industrial Zone, or in an area to which a Schedule Activity included in Part Seventeen of the *Plan* applies.

APPENDIX 5.0 NOISE STANDARDS WITHIN THE LAKES A ZONE

TABLE A - MAXIMUM NOISE LEVELS

POLICY AREA:	DAYTIME:	EVENING:	NIGHT-TIME:	SEE MEASUREMENT NOTE
	Monday to Sunday: 7am to 6pm:	Monday to Sunday: 6pm to 10pm:	Monday to Sunday 10pm to 7am:	
Settlement Management Area Bush Settlement Management Area	45 dBA L ₁₀	40 dBA L ₁₀	35 dBA L ₁₀ 65 dBA L _{max}	a
Okataina Policy Area	45 dBA L ₁₀	40 dBA L ₁₀	35 dBA L ₁₀ 65 dBA L _{max}	c
Tikitapu Policy Area	65 dBA L ₁₀	65 dBA L ₁₀	35 dBA L ₁₀ 75 dBA L _{max}	b
Rotokakahi Policy Area	40 dBA L ₁₀	40 dBA L ₁₀	35 dBA L ₁₀ 65 dBA L _{max}	c
Okaro Policy Area	65 dBA L ₁₀	65 dBA L ₁₀	45 dBA L ₁₀ 75 dBA L _{max}	b
Sensitive Rural Management Area	45 dBA L ₁₀	40 dBA L ₁₀	35 dBA L ₁₀ 65 dBA L _{max}	c
Remainder of Less-Sensitive Rural Management Area	55 dBA L ₁₀	50 dBA L ₁₀	45 dBA L ₁₀ 75 dBA L _{max}	b

**APPENDIX 6.0 EFFECTS RATIO
TRIGGERS FOR PERMITTED AND
DISCRETIONARY ACTIVITIES**

APPENDIX 6.0 EFFECTS RATIO TRIGGERS FOR PERMITTED AND DISCRETIONARY ACTIVITIES

Effects Ratio Triggers within the Lakes A Zone, that were contained in this Appendix when it was notified on 13 May 2000, have now been integrated into **Rule R14.2.1** of **Part Fourteen** that forms part of **Rule 1.1** of the Lakes A Zone.

APPENDIX 7.0 AMENDMENT TO APPENDIX J

APPENDIX 7.0 AMENDMENT TO APPENDIX J

Provision for temporary military training activities within the Lakes A Zone, that were contained in this Appendix when it was notified on 13 May 2000, have been integrated into **Appendix J** of **Part Eighteen** that forms part of **Rule 1.1** of the Lakes A Zone.

APPENDIX 8.0 AMENDMENT TO APPENDIX F

APPENDIX 8.0 AMENDMENT TO APPENDIX F

Amendments providing for parking standards within the Lakes A Zone, that were contained in this Appendix when it was notified on 13 May 2000, have been integrated into **Appendix F** (as at 13 May 2000) of **Part Eighteen** that forms part of **Rule 1.1** of the Lakes A Zone.

APPENDIX 9.0

**ICOMOS NEW ZEALAND CHARTER
FOR THE CONSERVATION OF
PLACES OF CULTURAL HERITAGE VALUE**

APPENDIX 9.0

ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

PREAMBLE

New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and its more recent peoples. These areas, landscapes and features, *buildings*, *structures* and gardens, archaeological and traditional sites, and sacred places and monuments are treasures of distinctive value.

New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage for present and future generations. More specifically, New Zealand peoples have particular ways of perceiving conserving and relating to their cultural heritage.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966), this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespeople or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the charter should be read in the light of all the others. Definitions of terms used are provided in Section 22.

Accordingly this charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 7 March 1993.

1. The Purpose of Conservation

The purpose of conservation is to care for places of cultural heritage value, their *structures*, materials and cultural meaning. In general, such places:

- (i) Have lasting values and can be appreciated in their own right;
- (ii) Teach us about the past and the culture of those who came before us;
- (iii) Provide the context for community identity whereby people relate to the *land* and to those who have gone before;
- (iv) Provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and
- (v) Provide visible evidence of the continuity between past, present and future.

2. Indigenous Cultural Heritage

The indigenous heritage of Maori and Moriori relates to family, hapu and tribal groups and associates. It is inseparable from identity and well-being and has particular cultural meanings.

APPENDIX 9.0 ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

The Treaty of Waitangi is the founding document of our nation and is the basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

3. Conservation Practice

Appropriate conservation professionals should be involved in all aspects of conservation work. Indigenous methodologies should be applied as appropriate and may vary from place to place. Conservation results should be in keeping with their cultural content. All necessary consents and permits should be obtained. Conservation projects should include the following:

- (i) Definition of the cultural heritage value of the place, which requires prior researching of any documentary and oral history, a detailed examination of the place, and the recording of its physical condition;

- (ii) Community consultation, continuing throughout a project as appropriate;
- (iii) Preparation of a plan which meets the conservation principles of this charter;
- (iv) The implementation of any planned work; and
- (v) The documentation of any research, recording and conservation work, as it proceeds.

GENERAL PRINCIPLES

4. Conservation Method

Conservation should:

- (i) Make use of all relevant conservation values, knowledge, disciplines, arts and crafts;
- (ii) Show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;
- (iii) Involve the least degree of intervention consistent with long term care and the principles of this Charter;
- (iv) Take into account the needs, abilities and resources of the particular communities; and
- (v) Be fully documented and recorded

APPENDIX 9.0

ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

5. Respect for Existing Evidence

The evidence of time and the contributions of all periods should be respected in conservation. The material of a particular period may be obscured or removed if assessment shows that this would not diminish the cultural heritage value of the place. In these circumstances such material should be documented before it is obscured or removed.

6. Setting

The historical setting of a place should be conserved with the place itself. If the historical setting no longer exists, construction of a setting based on physical and documentary evidence should be the aim. The extent of the appropriate setting may be affected by constraints other than heritage value.

7. Risk Mitigation

All places of cultural heritage value should be assessed as to their potential risk from any natural process or event. Where a significant risk is determined, appropriate action to minimise the risk should be undertaken. Where appropriate, a risk mitigation plan should be prepared.

8. Relocation

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:

- (i) The site is not of associated value (an exceptional circumstance); or
- (ii) Relocation is the only means of saving the structure; or
- (iii) Relocation provides continuity of cultural heritage value.

A new *site* should provide a setting compatible with cultural heritage value.

9. Invasive Investigation

Invasive investigation of a place can provide knowledge that is not likely to be gained from any other source. Archaeological or structural investigation can be justified where such evidence is about to be lost, or where knowledge may be significantly extended, or where it is necessary to establish the existence of material or cultural heritage value, or where it is necessary for conservation work. The examination should be carried out according to accepted scientific standards. Such investigation should leave the maximum amount of material undisturbed for study by future generations.

10. Contents

Where the contents of a place contribute to its cultural heritage value, they should be regarded as an integral part of the place and be conserved with it.

APPENDIX 9.0 ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

11. Works of Art and Special Fabric

Carving, painting, weaving, stained glass and other arts associated with a place should be considered integral with a place. Where it is necessary to carry out maintenance and repair of any such material, specialist conservation advice appropriate to the material should be sought.

12. Records

Records of the research and conservation of places of cultural heritage value should be placed in an appropriate archive and made available to all affected people. Some knowledge of places of indigenous heritage value is not a matter of public record, but is entrusted to guardians within the indigenous community.

CONSERVATION PROCESSES

13. Degrees of intervention

Conservation may involve, in increasing extent of intervention, non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. Where appropriate, conservation processes may be applied to parts or components of a structure or *site*.

Re-creation, meaning the conjectural reconstruction of a place, and replication, meaning to make a copy of an existing place, are outside the scope of this Charter.

14. Non-intervention

In some circumstances, assessment may show that any intervention is undesirable. In particular, undisturbed constancy of spiritual association may be more important than the physical aspects of some places of indigenous heritage value.

15. Maintenance

A place of cultural heritage value should be maintained regularly and according to a plan, except in circumstances where it is appropriate for places to remain without intervention.

16. Stabilisation

Places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilisation or support.

17. Repair

Repair of material or of a *site* should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the *site* or material is increased, the new material is compatible with the old and the cultural heritage value is not diminished. New material should be identifiable.

APPENDIX 9.0 ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

18. Restoration

Restoration should be based on respect for existing material and on the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

The restoration process typically involves reassembly and reinstatement and may involve the removal of accretions.

19. Reconstruction

Reconstruction is distinguished from restoration by the introduction of additional materials where loss has occurred. Reconstruction may be appropriate if it is essential to the function or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving heritage values are preserved. Reconstruction should not normally constitute the majority of a place. Generalised representations of typical features or *structures* should be avoided.

20. Adaptation

The conservation of a place of cultural heritage value is usually facilitated by it serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the

place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

21. Interpretation

Interpretation of a place may be appropriate if enhancement of public understanding is required. Relevant protocol should be complied with. Any interpretation should not compromise the values, appearance, structure or materials of a place, or intrude upon the experience of the place.

22. Definitions

For the purpose of this Charter:

adaptation means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value.

conservation means the processes of caring for a place so as to safeguard its cultural heritage value.

cultural heritage value means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity.

maintenance means the protective care of a place.

APPENDIX 9.0 ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

material means physical matter which is the product of human activity or has been modified by human activity.

place means any *land*, including *land* covered by *water*, and the airspace forming the spatial context to such *land*, including any landscape, traditional site or sacred place, and anything fixed to the *land* including any archaeological site, garden, *building* or structure, and any body of *water*, whether fresh or seawater, that forms part of the historical and cultural heritage of New Zealand.

preservation means maintaining a place with as little change as possible.

reassembly (anastylosis) means putting existing but dismembered parts back together.

reconstruction means to build again in the original form using old or new material.

reinstatement means putting components of earlier material back in position.

repair means making good decayed or damaged material.

restoration means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions.

stabilisation means the arrest of the processes of decay.

structure means any *building* equipment, device or other facility made by people and which is fixed to the *land*.

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**APPENDIX 10.0 STANDARDS FOR PRIVATE ROADS AND
PRIVATE WAYS**

APPENDIX 10.0 STANDARDS FOR PRIVATE ROADS AND PRIVATE WAYS

Status	Type and Description	Road Reserve Width (m)	Carriageway Width (m)	Kerb/Edging For Sealed Roads	Predicted Traffic VPD & Type	Footpath Width (m)	Design	Maximum Grade and Desired Speed (km/hour)		
								Flat ⁽¹⁾	Rolling ⁽¹⁾	Hilly ⁽¹⁾
Permitted	Up to 12 <i>vehicle movements</i> per day	3.0	2.5 - 3.0	Vertical & Flush or Mountable	Light ⁽³⁾	None Required	All <i>road</i> paving subject to specific design.	10% ⁽²⁾ 30 km/h	12% ⁽²⁾ 30 km/h	15% ⁽²⁾ 25 km/h
Restricted Discretionary	13 - 18 <i>vehicle movements</i> per day	4.5	4.0	Vertical & Flush or Mountable	Light ⁽³⁾	None Required		10% ⁽²⁾ 30 km/h	12% ⁽²⁾ 30 km/h	15% ⁽²⁾ 25 km/h
Discretionary	13 - 24 <i>vehicle movements</i> per day	4.5	4.0	Vertical & Flush or Mountable	Light ⁽³⁾	None Required		10% ⁽²⁾ 30 km/h	12% ⁽²⁾ 30 km/h	15% ⁽²⁾ 25 km/h
Discretionary	25 - 48 <i>vehicle movements</i> per day	6.0	5.0	Vertical & Flush or Mountable	Light ⁽³⁾	None Required		10% ⁽²⁾ 30 km/h	12% ⁽²⁾ 30 km/h	15% ⁽²⁾ 25 km/h

Where a *private road* or *private way* is adjacent to an unsealed *road*, and the *road* is not programmed to be sealed within 5 years, the surface formation may be an all-weather metal surface rather than sealed.

All *private ways* including rights-of-way, are subject to Council approval in accordance with Section 348 of the Local Government Act 1974.

All *private ways* including rights-of-way providing access to Farming and Forestry activities will be constructed to provide all weather metalled access with adequate provision for stormwater control. Council does not envisage that kerb and channel or sealing will be necessary except for stormwater control and efficient maintenance.

(1) Flat 0-8% cross-slope, rolling 8-15%, hilly - over 15% cross-slope

(2) 5% maximum if no kerb

(3) *Private roads* and *Private ways* involving *Commercial Vehicle movements* is subject to Specific Design Requirements. Farm and forestry *roading* remote from public *roads* and residential property may be constructed to lesser standards.

APPENDIX 11.0 AMENDMENT TO APPENDIX H

APPENDIX 11.0 AMENDMENT TO APPENDIX H

Provision for *Helicopter Landing Areas* within the Lakes A Zone, that were contained in this Appendix when it was notified on 13 May 2000, have been integrated into **Appendix H** of **Part Eighteen** that forms part of **Rule 1.1** of the Lakes A Zone.