



RANGITIKEI
DISTRICT COUNCIL

Rangitikei District Plan Efficiency and Effectiveness Monitoring Report for the **Commercial Zone**



Report completed in **February 2025**

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1. Introduction

Rangitīkei District Council (Council) is considering the prioritisation of the next phase of the District Plan Review. The purpose of this report is to undertake efficiency and effectiveness monitoring under section 35(2)(b) of the Resource Management Act 1991 (RMA). This monitoring will help inform the prioritisation of the review of the Commercial zone.

“Section 35 duty to gather information, monitor, and keep records

(2) Every local authority shall monitor –

(b) the efficiency and effectiveness of policies, rules, or other methods in its policy statement or its plan.”

Council undertook efficiency and effectiveness monitoring of the entire Rangitīkei District Plan 2013 in 2019 and produced the *“State of the Environment Report: A Review of the District Plan Efficiency and Effectiveness”*. This report was prepared by Tony Thomas on behalf of the Council. This report did not undertake monitoring related to the Commercial zone.

More recently, Council undertook efficiency and effectiveness monitoring of the Residential and Rural Living zones and produced the *“Rangitīkei District Plan Efficiency and Effectiveness Monitoring Report for the Residential and Rural Living Zones”*. That report is informing the development of an urban growth plan change.

This current report covers the previous five (5) years and assesses appropriate indicators for the Commercial zone. The final version of this report will be made publicly available in accordance with section 35(2A) of the RMA. The efficiency and effectiveness of other parts of the District Plan (such as the Rural zone’s provisions) will be assessed as part of a separate report (or reports).

2. Purpose

The primary purpose of the *Rangitīkei District Plan Efficiency and Effectiveness Monitoring for the Commercial Zone* is to understand how the zone and provisions are working and inform the prioritisation of the next phase of the District Plan Review and a possible plan change. The report includes an overview of key legislative and local context.

The report outlines key indicators which have been assessed to illustrate how the current District Plan provisions are performing for the Commercial zone, and what provisions may need to be amended. Some of the key matters that Council is trying to understand by undertaking this monitoring are:

- Are the current District Plan provisions for the Commercial zone achieving the relevant objectives and policies?
- How the District Plan provisions could be influencing economic growth in the Commercial Zone?
- Are these provisions still the most appropriate to achieving Council’s desired environmental outcomes for our communities?
- Do the provisions still cover the most important things? Are there emerging issues that are not being addressed?

3. Legislative Context

3.1. National Context

3.1.1. Resource Management Act 1991

The RMA is currently the main piece of legislation that sets out how New Zealand will manage its environment and resources. Part II of the RMA sets out the purpose and principles of the Act. District Plans, including plan changes, must give effect to Part II of the RMA. Part II includes:

Section 5 of the RMA states the purpose of this Act as being “*to promote the sustainable management of natural and physical resources*”.

Sustainable management means “*the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while:*

- a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
- b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

Land and other resources (including soil and water) required for commercial development are finite resources. As such, it is important to safeguard these for future generations, whilst ensuring there is sufficient commercial land supply available to enable people and communities to meet their own needs.

Section 6 of the RMA identifies eight (8) matters of national importance that need to be “*recognised and provided for*” in local authorities’ policies and plans. Of these, sections 6(f) and 6(h) are the most relevant for this report as they require:

Section 6(f) “*the protection of historic heritage from inappropriate subdivision, use, and development*” and

Section 6(h) “*the management of significant risks from natural hazards.*”

Section 7 of the RMA requires “*particular regard*” to be given to a range of “*other matters*”. Of the matters identified, the most relevant for this report are the following:

Section 7(b) “*the efficient use and development of natural and physical resources*”,

Section 7(c) “*the maintenance and enhancement of amenity values*”,

Section 7(f) “*maintenance and enhancement of the quality of the environment*” and

Section 7(i) “*the effects of climate change.*”

Section 8 of the RMA requires that in managing the use, development, and protection of natural and physical resources the principles of the Treaty of Waitangi are to be “*taken into account*”.

In addition to the above sections of the RMA Council must, in preparing a District Plan (or Plan Change), fulfil a number of additional statutory requirements set down in the RMA, including:

- Section 31 - Functions of Territorial Authorities;
- Section 32 - Duty to consider alternatives, assess benefits and costs;
- Section 72 - Purpose of district plans;
- Section 73 - Preparation and change of district plans;

- Section 74 - Matters to be considered by territorial authorities; and
- Section 75 - Contents of district plans.

Also of particular note is the functional requirement under section 31(1)(aa) for Council to establish, implement, and review objectives, policies, and methods to ensure there is sufficient land for residential and business development capacity to meet expected demand.

3.1.2. National Direction

There is a range of instruments under the RMA that the Government can use to develop a nationally consistent approach to resource management issues including National Environmental Standards, National Policy Statements, and National Planning Standards.

Significant reform of national direction is proposed. At the time this report was prepared Council does not have a comprehensive understanding of this reform but does acknowledge it creates uncertainty for us as we undertake efficiency and effectiveness monitoring and review the District Plan.

Current National Environmental Standards

A National Environmental Standard (NES) is regulation issued under section 43 of the RMA. NESs prescribe technical and non-technical standards, methods, or other requirements for various matters including land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges, and noise.

Each local authority must enforce an NES, although some NESs specify where a council can impose stricter or more lenient standards.

The following NESs are currently in place:

- National Environmental Standard for Air Quality
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
- National Environmental Standard for Electricity Transmission Activities
- National Environmental Standard for Freshwater Management
- National Environmental Standard for Marine Aquaculture
- National Environmental Standard for Plantation Forestry
- National Environmental Standard for Sources of Drinking Water
- National Environmental Standard for Storing Tyres Outdoor
- National Environmental Standard for Telecommunications Facilities

Current National Policy Statements

A National Policy Statement (NPS) is an instrument issued under section 52(2) of the RMA. NPSs enable the Government to prescribe objectives and policies for matters of 'national significance' which are relevant to achieving the sustainable management purpose of the RMA. A NPS may also give particular direction to local authorities as to how they need to give effect to the policies and objectives of the NPS.

The following NPSs are currently in place:

- New Zealand Coastal Policy Statement (*this is a mandatory policy statement*)
- National Policy Statement on Electricity Transmission
- National Policy Statement for Freshwater Management

- National Policy Statement for Greenhouse Gas Emission from Industrial Process Heat
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement for Urban Development

The Government also released a Proposed National Policy Statement for Natural Hazards Decision-making which was consulted on in October-November 2023.

National Planning Standards

The National Planning Standards were introduced as part of the 2017 amendments to the RMA. Their development is enabled by sections 58B–58J of the RMA.

The first set of National Planning Standards were published in May 2019 and aimed to provide “national consistency for the structure, form, definitions, and electronic accessibility of RMA plans and policy statements to make them more efficient and easier to prepare and use.”

Council has recently implemented the first set of National Planning Standards, including updating the District Plan to be consistent with the form and structure required by the standards and updating the definitions to those prescribed in the standards.

3.1.3. Resource Management Act Reform

The previous Labour Government commenced reform of the RMA. The Resource Management Review Panel (the Panel) produced the ‘Randerson Report’ in June 2020 which recommended the repeal of the RMA and its replacement with the Natural and Built Environments Act (NBEA) and the Strategic Planning Act (SPA). The Panel also recommended the development of a new piece of legislation called the Managed Retreat and Climate Change Adaptation Act.

The NBEA drew on many of the principles of the RMA in terms of sustainable management of land, water, and air, and was meant to be the key piece of legislation to replace the RMA, with the purpose of enhancing the quality of the environment to support wellbeing. The NBEA was planned to be an outcomes focused planning system rather than the effects based system of the RMA.

The SPA aimed to promote the strategic integration of legislative functions across the whole of the resource management system, primarily via a spatial planning approach, with stronger national and regional coordination of development.

The NBEA and SPA were both enacted in August 2023, with the transition to the new system proposed to occur over a 10 year period. The Climate Change Adaptation Act was still under development at the time the NBEA and SPA were enacted.

However, the Coalition Government (established following the 2023 election), repealed the NBEA and SPA in December 2023 as part of their first 100-days in office commitments and as ‘phase one’ of their reform of the RMA.

Phase two has seen the Government introduce legislation for a fast-track approvals regime (to make it easier to consent new infrastructure and other developments of regional and national significance) as well as an RMA Amendment Bill #1 which focused on freshwater matters. The Government has recently release RMA Amendment Bill #2 which proposes to make renewable consenting easier, increase housing supply, and “reduce red tape” for the primary sector. Comprehensive national direction is also planned for release in early 2025.

The third phase of the reform will be the replacement of the RMA with new legislation, but at this time Council has no clear indication of what this may look like. The Government has indicated that RMA reform is a priority and new legislation could be introduced as early as mid-2025.

3.2. Regional Context

The Rangitīkei District falls largely within the Manawatū-Whanganui Region (Horizons Region), with a portion of the north-east of the District being part of the Hawkes Bay Region. The area within the Hawkes Bay Region is rural and is largely made up of hill country stations, forestry, and reserve land. As this report focuses on the Commercial zone, only the relevant plans/strategies of Horizons Regional Council have been included below, as all of the District's main towns and settlements are within this region.

3.2.1. Horizons Regional Council's One Plan

Under Section 75(3)(c) of the RMA, a District Plan must give effect to any Regional Policy Statement which, in this instance, is the Horizons Regional Council's 'One Plan' (which comprises of a combined Regional Policy Statement and Regional Plan).

The One Plan sets objectives, policies, and rules for the natural resources of the Manawatū-Whanganui Region. The One Plan identifies the "Big Four Issues" for the Region as surface water quality degradation, increasing water demand, unsustainable hill country land use, and threatened biological diversity.

The One Plan is highly influential in the provision of local infrastructure for Three Waters as well as for natural hazard management. Many of the resource consents that Council holds with the Regional Council for the taking or damming of water for our municipal water supplies or for the discharge of treated wastewater are due for renewal. These consents can have implications for growth within the District.

The Regional Council has recently gone through a plan change to the One Plan to give effect to the National Policy Statement on Urban Development 2020 via Plan Change 3 (urban development). Plan Change 3 introduces changes to the Urban Form and Development (RPS-UFD) and the Introduction and General provisions (definitions) Chapters of the Regional Policy Statement portion of the One Plan.

Plan Change 3 is partially operative (as of 16 December 2024), with UFD-I1, UFD-O3, and UFD-P4 being the only provisions that are not operative as they are subject to appeal.

3.2.2. Regional Land Transport Plan

The Regional Land Transport Plan (RLTP) 2021-2031 (2024 review) is the guiding strategic document for land transport within our region and identifies the region's key land transport issues, the objectives the region wants to achieve, and the strategic priorities that will be the immediate focus of agencies responsible for land transport planning through capital and maintenance projects for the region.

Development and review of an RLTP is a requirement under the Land Transport Management Act 2003. Regional transport committees are required to develop a regional land transport plan, in consultation with their community and stakeholders, every six years. The Regional Council has recently completed a "mid-term" review of the RLTP 2021-2031, with the next full review to be in 2027.

Through the mid-term review funding was sought for State Highway 1 (SH1) Utiku Slip resilience improvements and State Highway 3 (SH3) Whanganui to Bulls installation of median barriers as part of safety improvements.

The RLTP also identifies the following projects for the Rangitīkei District: State Highway 1 Bulls to Sanson improvements 2021-2027, Kakariki Road/State Highway 1 intersection improvements (first stage intersection speed zone in 2024 and second stage investigation of roundabout in 2030), and regional speed management. Significant activities not funded for the Rangitīkei District include the Taihape to Napier Road, Marton Rail Hub, and the North Island (connector) Passenger Rail service.

3.2.3. Horizons Regional Council - Climate Action Plan

The Climate Action Plan (June 2023) was developed by the Regional Climate Action Joint Committee and outlines the region's initial short-term response and sets a pathway for future action. The Climate Action Plan sets a vision, objectives, and outlines specific climate change projects and work programmes that Horizons Regional Council is either already doing or planning to do.

The programmes/projects in the Climate Action Plan range from region wide to district or even place specific. The programmes/projects vary between being led and implemented solely by Horizons Regional Council to being done in conjunction with other authorities/agencies (including Rangitīkei District Council).

An example of a project specific to the Rangitīkei District is the Lower Rangitīkei flood protection project which will involve (according to the Climate Action Plan) a naturalised channel management approach that includes creating a mobility corridor to facilitate normal dynamic river change and planting native trees to establish a riparian corridor.

3.3. District Context

3.3.1. Strategic Framework

Council's "Strategic Framework" identifies its purpose, vision, community outcomes, strategies, and plans. The Strategic Framework is hierarchical, with Council's vision/purpose guiding Council work programmes and priorities.



Figure 1. Council's Strategic Framework

3.3.2. Pae Tawhiti Rangitīkei Beyond - Community Spatial Plan

Pae Tawhiti Rangitīkei Beyond, Council's Community Spatial Plan was developed between 2021 and 2023. This is a non-statutory (or voluntary) document that is future focused and was developed by Council with good engagement with the community. This plan identifies the community's aspirations for how the District will grow over the next 25+ years. It includes analysis of future land requirements for the Commercial zones throughout the district.

Pae Tawhiti Rangitīkei Beyond also identifies key challenges and opportunities for commercial zones:

- Enabling mixed use development.
- Bulls, Hunterville and Taihape can be enhanced as traveller stops.

- Providing for additional commercial land in Marton is challenging as land surrounding the town centre is already developed and there is a significant flood hazard associated with the Tūtaenui Stream.
- Town centre revitalisation is needed for Marton.
- Part of the 'Old Saleyards' site in Taihape has opportunity and suitability for future commercial growth (currently zoned as Residential).
- Space in the Taihape Commercial zone needs to be maximised, encouraging development of the 'right activity in the right place' and maximising the use of the flat land close to town.

3.3.3. Long Term Plan 2024-34

The Rangitīkei Long Term Plan sets out the services and activities Council plans on delivering over the next 10 years and how they will be funded. The Long Term Plan 2024-34 was adopted by Council on 27 June 2024. Council is currently working on its Annual Plan for the 2025/2026 financial year.

3.3.4. Rangitīkei District Plan

The Rangitīkei District Plan sets out the issues, objectives, policies, and rules for managing land use throughout the Rangitīkei District. It sets the policy framework for the identification of a range of zones and the types of activities provided for in each zone. This efficiency and effectiveness report seeks to assess the implementation of the Commercial zone section of this document.

3.3.5. Parks, Open Space and Sporting Facilities Strategy

The Parks, Open Spaces and Sporting Facilities Strategy provides a framework to guide decisions on parks, open-spaces and sporting facilities within the Rangitīkei District. It is focused on future provision and future communities through to 2050.

3.3.6. Town Centre Plans

Town Centre Plans for the development and revitalisation of Taihape, Mangaweka, Hunterville, Marton, Turakina, and Bulls have been developed. They identify the key action areas for each of the individual town centres.

3.3.7. Climate Change Strategy and Action Plan

Council's Climate Strategy and Action Plan sets out goals and actions Council is committed in relation to climate change. It sets out an ambition to make practical progress towards positive climate action and support the movement towards a more resilient district and region.

4. District Profile

The purpose of this section is to provide a 'snapshot' of some key population and economic information for the Rangitīkei District which is important to consider and understand as Council works to understand the District's commercial context.

This information includes projected population growth, Gross Domestic Products (GDP), contributors to economic growth, business unit growth, employment by industry, number of earthquake-prone buildings, retail sales, commercial building sales as well as iwi and hapū whose rohe extends within the District.

4.1. Population

The 2024 population estimates identified the population for the Rangitikei District as 16,650 people (source: [Regional Economic Profile | Rangitikei District | Population growth](#)). This is an increase of 2,100 since 2013 when the population shifted from declining to growing.

For the 2024-2034 Long Term Plan the Council is assuming a population increase of 0.7% which is based on the 'high' scenario produced by Infometrics in the Manawatū-Whanganui Regional population projections they produced in May 2023 (source: [Population Projections | Rangitikei District \(infometrics.co.nz\)](#)). This assumption is lower than what Council used in developing Pae Tawhiti Rangitikei Beyond, Council's Community Spatial Plan.

Pae Tawhiti Rangitikei Beyond, Council's Community Spatial Plan includes three (3) population growth scenarios of 0.8%, 1.2% and 1.5%. These were each used to project the District's population out to 2050 and included a breakdown of growth by people and dwellings needed per year. For each scenario Council also made assumptions about how the growth would be dispersed across the District.

Pae Tawhiti Rangitikei Beyond assumes that the majority of growth within the District will occur in the southern portion, largely concentrated in or around Marton and Bulls.

The below table includes the 3 different population growth scenarios identified in Pae Tawhiti Rangitikei Beyond and the projected population increase for each town/settlement within the District, based on the assumptions made in the community spatial plan on how growth will be dispersed.

		0.80%		1.20%		1.50%	
Population 2050		20,740		22,527		24,988	
Number of residents per year		163		234		311	
Total additional dwellings		2,162		2,941		4,013	
Number of dwellings needed per year		75		101		138	
Distribution	Percent	Number per year	Total 2050	Number per year	Total 2050	Number per year	Total 2050
Mokai Patea Total	2%	2	44	2	59	3	80
Rest Mokai Patea		1	29	1	29	1	29
Mangaweka		1	29	1	29	3	87
Ngamatea	0%	-	-	-	-	-	-
Turakina Total	6%	5	131	6	176	8	240
Ratana		2	58	2	58	3	87
Koitiata		-	-	-	-	-	-
Turakina		1	29	2	58	2	58
Rural		1	29	2	58	3	87
Otairi Total	6%	5	131	6	176	8	240
Huntermville		2	58	3	87	4	116
Rural		2	58	3	87	4	116
Taihape	5%	4	109	5	146	7	200
Marton Rural	7%	5	152	7	205	10	280
Marton North / South	44%	33	957	44	1,289	61	1,761
Parewanui	5%	4	109	5	146	7	200
Bulls	25%	19	544	25	732	35	1,001
	100%	75	2,175	101	2,929	138	4,002

4.2. Gross Domestic Product (GDP)

GDP in Rangitīkei District measured \$814.2m in the year to March 2023, up 2.3% from a year earlier. Growth was lower than in New Zealand (2.8%). The District's GDP growth is relatively volatile, particularly in comparison to New Zealand's as a whole. Economic growth in Rangitīkei District averaged 2.3%pa over the 10 years to 2023 compared with an average of 3.0%pa for New Zealand. Growth in Rangitīkei District reached a high of 6.3% in 2006 and a low of -5.7% in 2011. Rangitīkei District accounted for 0.2% of national GDP in 2023.

Gross domestic product growth

Annual % change, March years

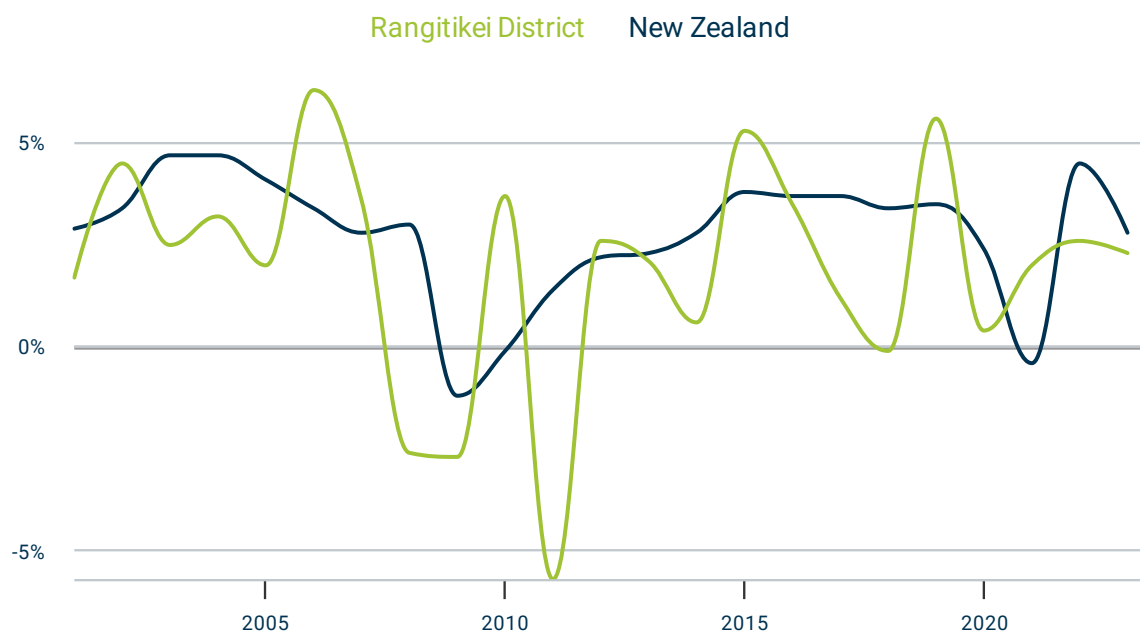


Figure 2. GDP growth for the Rangitīkei.

Source: [Regional Economic Profile | Rangitīkei District | Economic growth](#)

4.3. Contributors to Economic Growth

Agriculture, forestry, and fishing made the largest contribution to overall economic growth in Rangitīkei District between 2022 and 2023. The industry grew by 3.3% over the period and contributed \$7.6m to the District's total growth of \$18.3m.

The next largest contributor was rental, hiring, and real estate services (\$6.8m) followed by professional, scientific, and technical services (\$2.3m).

The largest detractor from growth was public administration and safety which declined by \$4m. Retail trade (-\$3.6m) was the next largest detractor.

Top five industries, ANZSIC Level 1, 2022 - 2023

Absolute change in GDP, March years, 2023 prices

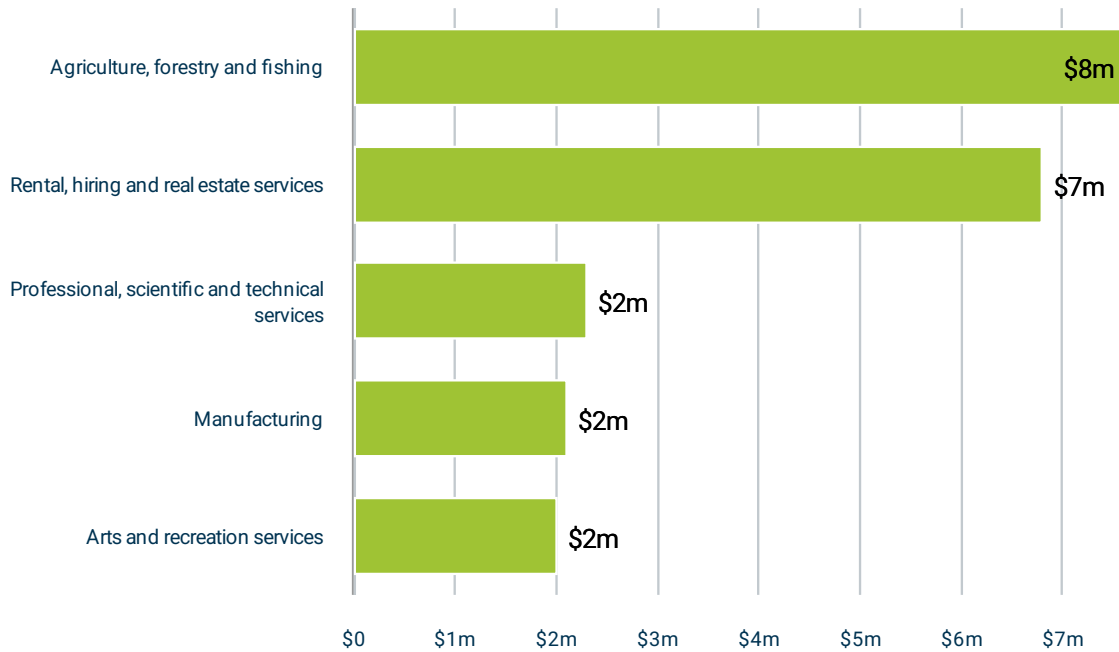


Figure 3. Top five industries contributing to economic growth.
Source: [Regional Economic Profile | Rangitikei District | Contributors to growth](#)

Bottom five industries, ANZSIC Level 1, 2022 - 2023

Absolute change in GDP, March years, 2023 prices

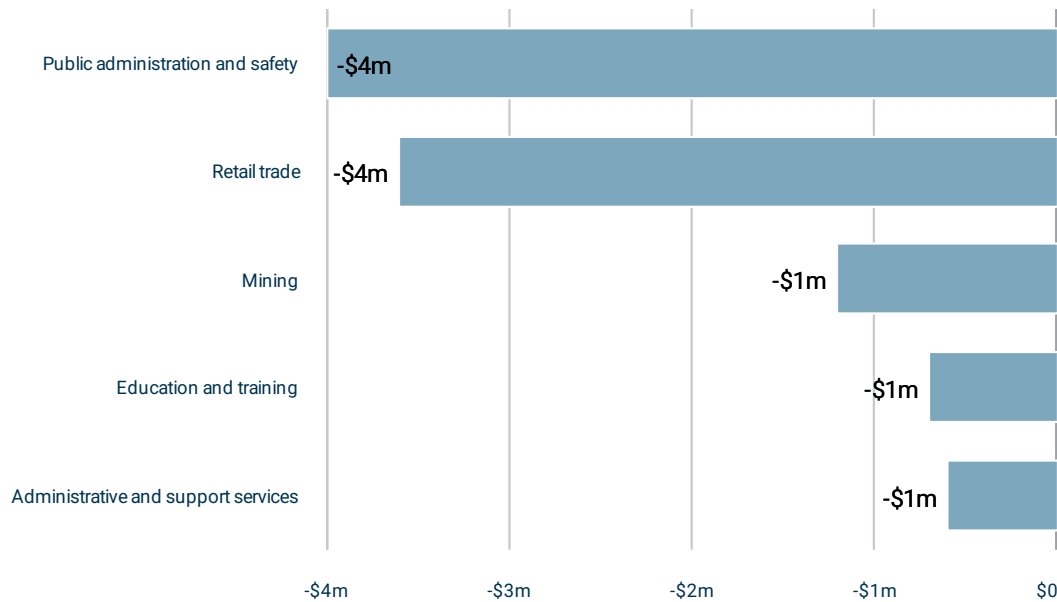


Figure 4. Bottom five industries contributing to economic growth.
Source: [Regional Economic Profile | Rangitikei District | Contributors to growth](#)

4.4. Business Unit Growth

The number of businesses in an area is an indicator of the health of the economy. Growth in the number of businesses in an area reflects increased entrepreneurial activity and economic activity as entrepreneurs are prepared to take risks and start new ventures.

Total business units in Rangitikei District measured 2,160 in February 2024, down 0.8% from a year earlier. Growth was lower than in New Zealand (0.9%). Business units growth in Rangitikei District averaged -0.3%pa over the 10 years to 2024 compared with an average of 2.0%pa in New Zealand.

Business units growth in Rangitikei District reached a high of 3.4% in 2004 and a low of -2.7% in 2001.

Business unit growth

Annual % change, February years

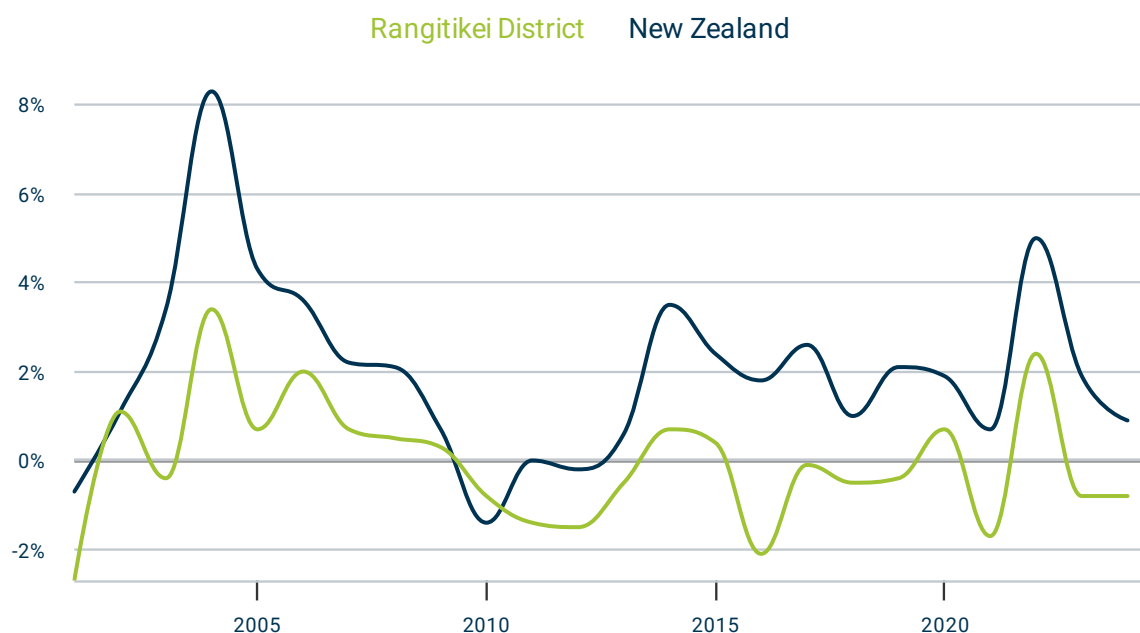


Figure 5. Business unit growth
(Source: [Regional Economic Profile | Rangitikei District | Business units](#))

4.5. Employment by Industry

Among the broad economic sectors primary industries accounted for the largest proportion of employment (28.3%) in Rangitikei District, which was higher than in New Zealand (5.5%).

Other services accounted for the second largest proportion of employment in Rangitikei District (27.8%) compared with 41.9% in New Zealand. Other services include industries that are not knowledge intensive, such as retail trade, and food and accommodation services.

High-value services accounted for the smallest proportion in Rangitikei District (18.9%) compared with 32.2% in New Zealand. High value services include knowledge intensive service industries (e.g. that require degree level qualifications)

Among the ANZSIC Level 1 industries, agriculture, forestry, and fishing was the largest employer in Rangitīkei District in 2023 accounting for 27.4% of total employment.

The second largest was manufacturing (17.6%) followed by education and training (8.3%).

Employment structure by broad sector, 2023

% of total, year to March 2023

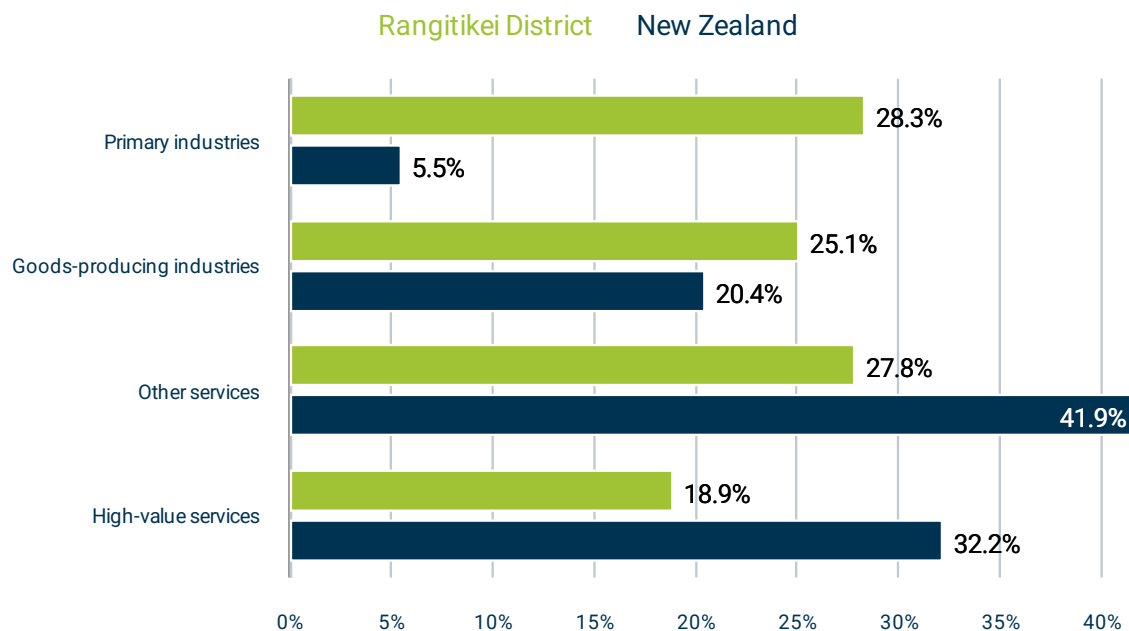


Figure 6. Employment structure by broad sector 2023

(Source: [Regional Economic Profile | Rangitīkei District | Employment structure](#))

4.6. Number of Earthquake-Prone Buildings

There are 74 buildings on the official earthquake prone buildings register throughout the Rangitīkei District. Most of these buildings are in Marton (38 buildings) followed by Taihape (30 buildings). Bulls has a relatively low number of identified earthquake-prone buildings (6 buildings).

Table 1. Number of Earthquake-Prone Buildings

(Source: [Register of earthquake-prone buildings \(EPB Register\)](#))

Location	Number of EQPB
Bulls	6
Marton	38
Taihape	30
Total	74

4.7. Retail Sales

Annual retail sales for the Rangitīkei District have been declining. Sales for the District were down 6% in 2024. The annual actual retail sales values in Rangitīkei for the year to September 2024 was \$204 million.

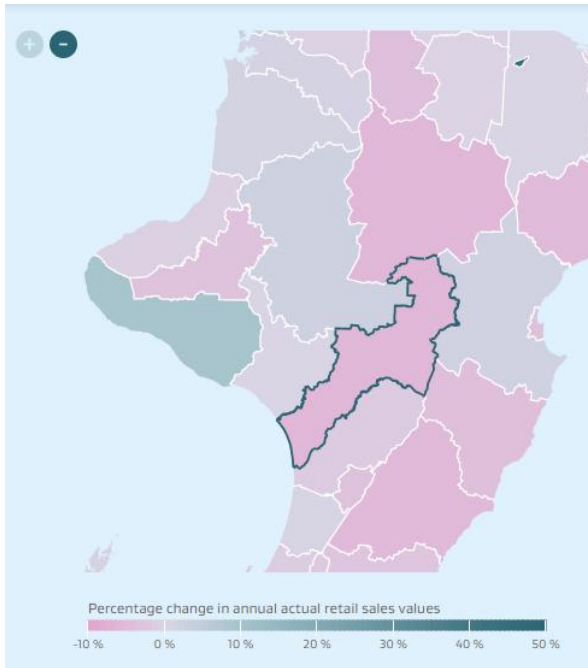


Figure 7. Percentage change in annual actual retail sales values.
 (Source: [Regional economic activity report](#))

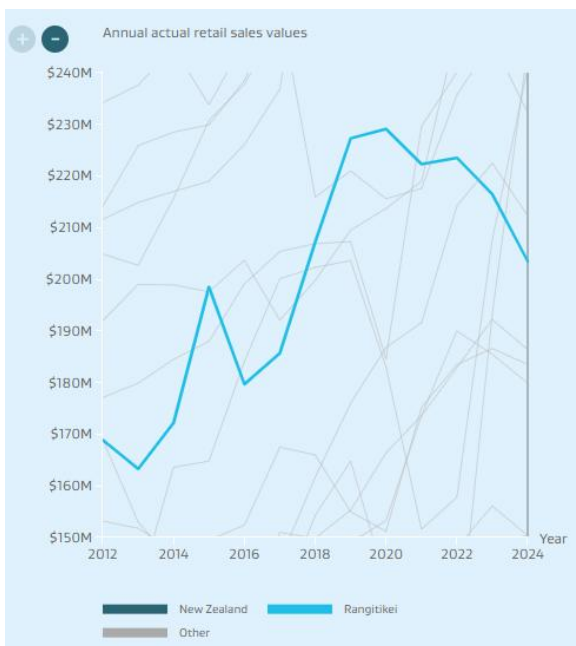


Figure 8. Annual actual retail sales values.
 (Source: [Regional economic activity report](#))

4.8. Commercial Building Sales

The tables below provide the number of commercial building sales by year and location. They show all commercial building sales and are not linked to zones. This means some sales might not be in the Commercial zone.

The table shows somewhat consistent numbers of commercial building sales every year, with 2024 being the lowest of the reporting period (7 sales), compared with 2019 and 2021 as the highest (17

sales). The greatest number of sales during the reporting period occurred in Taihape (28 sales), followed by Marton (23 sales), and Bulls (15 sales).

Table 2. Number of commercial building sales by year.

Year	Number of commercial sales
2019	17
2020	15
2021	17
2022	13
2023	12
2024	7
Total	81

Table 3. Number of commercial building sales by location.

Location	Number of sales
Bulls	15
Marton	23
Taihape	28
Huntermville	10
Mangaweka	3
Ohingaiti	1
Turakina	1
Total	81

4.9. Iwi and Hapū

The Rangitīkei District is home to 14 marae and historic marae sites.

The Rātana Pā community is unique. This is a Māori community founded as a settlement for followers of T.W. Rātana’s religious and political movement.

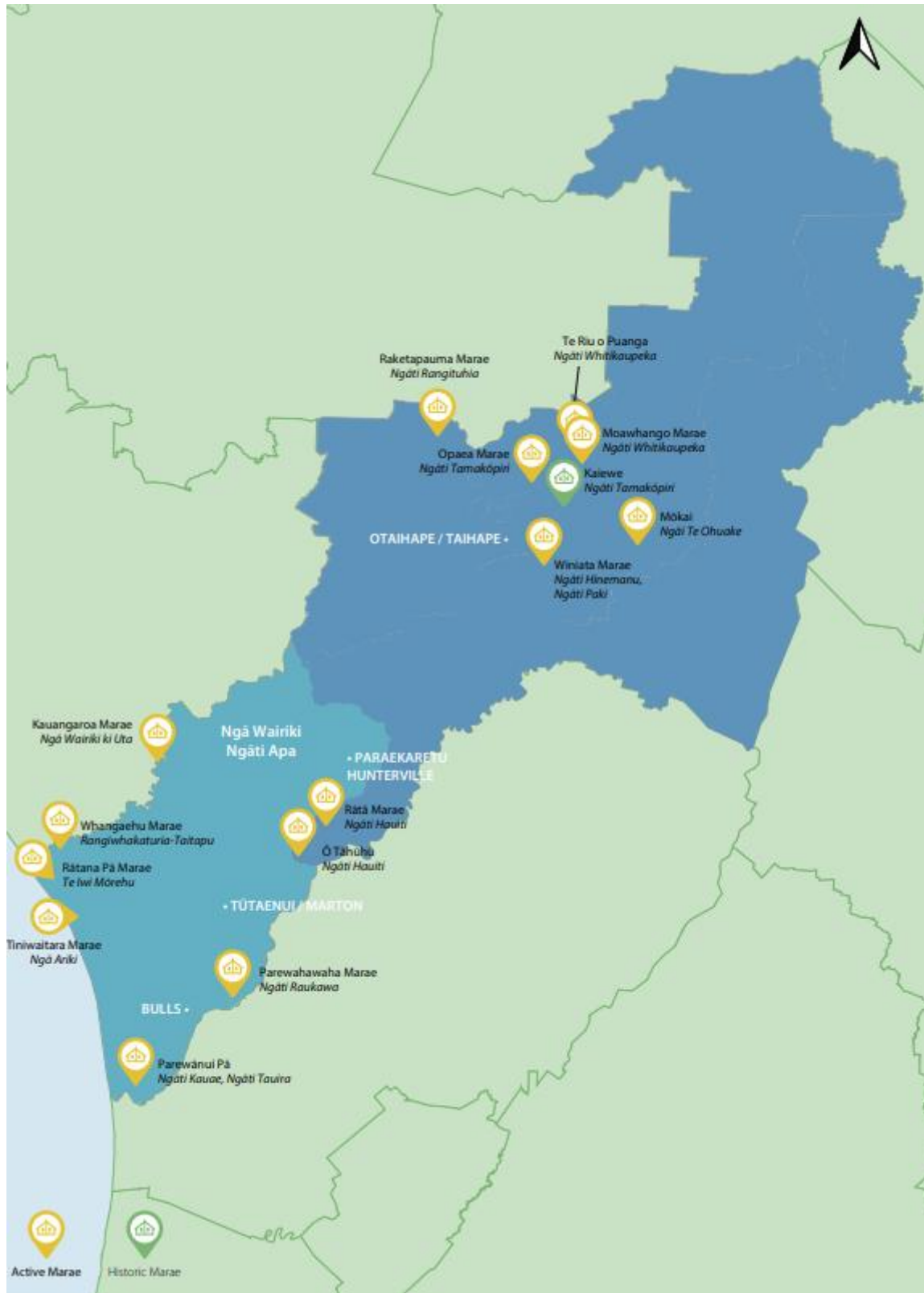
The following iwi are connected to the Rangitīkei:

- Ngāti Rangī
- Ngāi Te Ohuake
- Ngāti Whitikaupeka
- Ngāti Tamakōpiri
- Ngāti Hinemanu | Ngāti Paki
- Ngāti Hauiti
- Ngā Wairiki Ngāti Apa
- Ngāti Raukawa

Currently, two (2) of these iwi have settled Te Tiriti o Waitangi (Treaty of Waitangi) claims, which are Ngā Wairiki Ngāti Apa and Ngāti Rangī. The remaining iwi are all in the claim settlement process.

Council is committed to working with and supporting iwi and hapū to achieve shared aspirations for the future. This may include working collaboratively on shared topics of interest and reviewing the District Plan to better provide for iwi aspirations.

The below map shows the locations of marae throughout the District.



5. Rangitīkei District Plan: Plan changes and provisions

The Rangitīkei District Plan was made operative in November 2013 and is this District's 'second generation' plan produced under the framework of the Resource Management Act 1991. This District Plan was developed at a time when the District was experiencing no or low growth and was intended to be a 'comparatively light' regulatory approach.

Since the District Plan was made operative two (2) plan changes have been undertaken. A brief overview of these 2 plan changes is provided below.

5.1. Plan Change 1 - Miscellaneous

Plan Change 1 was undertaken in 2016 and is operative. It was a "miscellaneous" plan change that aimed to address some unintended consequences of provisions introduced as part of the last full review of the District Plan as well as some other minor amendments. The key changes included:

- Removal of the liquefaction, ground shaking, landslide and active fault hazard maps.
- Refinement of the flood map for Hunterville.
- Refinement of the West Taihape Slip zone provisions.
- Amendments to the heritage provisions for Marton town centre.
- Commercial zoning provisions in the district's rural settlements.
- Signage provisions and building boundary setbacks in the Rural zone.

Of particular note for the Commercial zone, was the rezoning of commercial zone areas for some of the smaller settlements in the District.

5.2. Plan Change 2 – Marton Industrial Development Area

Plan Change 2 was undertaken to rezone Rural land at 1165, 1151 and 1091 State Highway 1, Marton.

This plan change proposed to rezone an area of 216.6ha on the southern edge of Marton from Rural to Industrial zoning. The purpose of this plan change was to facilitate industrial development of a scale that could not be accommodated by the existing vacant industrial zoned land within Marton. The Proposed Plan Change as notified did not propose to amend or add any provisions to the District Plan.

The decision and subsequent Environment Court Hearing have resulted in significant changes to the plan change from what was originally notified, including a major reduction in the area of land being rezoned (to 65ha) and the addition of specific objectives, policies, and rules. The plan change was made operative in August 2024.

5.3. Plan Change 3 – Urban Growth

Plan Change 3 is focused on district-wide urban growth. It is focusing on rezoning greenfield land in Marton, Bulls and Mangaweka for future residential development and undertaking a full review of provisions for the Residential and Rural Living/Lifestyle zones.

This plan change is in the development phase and is due to be notified in 2025.

5.4. Relevant District Plan Provisions for Monitoring

This efficiency and effectiveness monitoring report focuses on the Commercial zone. The Rangitikei District Plan does not currently identify “methods”, “principal reasons”, or “anticipated environmental results”. These can be useful tools for plan users to help them better understand the purpose/intended outcomes of the plan’s provisions. They can also be useful for Council in the implementation, monitoring, and amendment of the District Plan.

The District Plan’s objectives, policies, and rules will be used to help assess/analyse the efficiency and effectiveness of the provisions for the commercial zone.

The relevant objectives, policies, and rules for the Commercial zone have been included in **Appendix A** of this report.

6. Key Indicators, Analysis and Recommendations

6.1. Key Indicators

The indicators below have been identified to provide a basis of the efficiency and effectiveness analysis for this report. Information gathered for these indicators (with the exception of available land) has only been gathered for properties within the Commercial zone and for a period between **1 January 2019 until 30 December 2024**.

The indicators measured are as follows:

- Available land zoned for development for key towns/settlements (source: Market Economics, 2022).
- Number of building consents granted.
- Location of building consents granted.
- Type of building consents granted.
- Estimated value of building consents.
- Number of subdivision consents granted and activity status.
- Number of additional lots consented and certified.
- Size of new commercial lots.
- Land use consents granted.
- Type of non-compliances/activities consented.

The source of the consent data/information was taken from Council’s records system.

6.1.1. Indicator: Available land zoned for development for key towns/settlements

The key towns and settlements being assessed for this indicator are Bulls, Hunterville, Marton, and Taihape. These are the urban places within the District where commercial/retail growth is anticipated, and therefore, it is important to ensure there is a sufficient supply of land available for commercial development going forward.

A business land assessment was undertaken by Market Economics in 2022 which informed the information provided. Land has been assessed as being “*expected capacity*” if it is zoned for commercial purposes and is not significantly impacted by local constraints, such as flood hazards, or as public green space.

Table 4. Plan enabled business land sufficiency (aspirational scenario) (Source: Market Economics, 2022).

Location	Projected demand (2050)	Expected capacity (already zoned)	Additional land required (2050)
Bulls	0.9 hectares	1.4 hectares	-0.5 hectares
Hunterville	0.2 hectares	0.7 hectares	-0.5 hectares
Marion	2.0 hectares	1.3 hectares	0.7 hectares
Taihape	1.2 hectares	0.8 hectares	0.4 hectares

The business land assessment showed that Marion and Taihape have a small deficit of commercial land in the long term (0.7 hectares and 0.4 hectares respectively). This deficit is projected to occur between 2041 and 2051.

6.1.2. Analysis of available land zoned for development for key towns/settlements indicator

The following District Plan policy has been considered in this analysis:

- **Policy A1-1.2** Identify the following geographic zones in recognition of the characteristic amenities and landscapes of different areas:
 - Residential;
 - Education;
 - Commercial;
 - Industrial;
 - Rural Living; and
 - Rural.

Policy A1-1.2 provides for the identification of the Commercial zones (as well as other zones). However, this policy does not require sufficient land supply for this zone, which would be beneficial in setting out the intention to provide land for future commercial activities and would better align with the NPS-UD.

Based on the Business Land Assessment, there is a long term deficit in commercial land for Marion and Taihape. The other urban towns have a projected oversupply of commercial land. The deficit for Marion and Taihape is projected to occur between 2041 and 2051, which indicates that there is sufficient land available for commercial development for the immediate future.

However, with the changing landscape of retail, such as an increased pressure from online shopping, close monitoring of supply and demand throughout the district is important to ensure a long term supply of commercial land, but not an excess of supply disconnected from the town centre. It will also be important to ensure that alternative businesses that support town centre vibrancy (e.g. hospitality, entertainment activities) are enabled and encouraged to establish.

In Marion, constraints around the town centre limit options for future commercial land. A site has been identified in Pae Tawhiti Rangitikei Beyond, however, the site is impacted by flooding associated

with the Tūtaenui Stream which would need to be considered further before deeming the site to be an appropriate solution for future commercial growth.

In Taihape, part of the ‘Old Saleyard’ site has potential for commercial development in the parts of the site less desirable for residential development. In Taihape ongoing monitoring will be important as there is pressure on the development of the commercial land for residential, commercial, and industrial purposes. This is due to there being a limited supply of land that is of high suitability for residential, commercial, or industrial purposes in Taihape largely due to the undulating topography (i.e. steep high country surrounds the urban area of Taihape and a portion of the existing town is within a known slip area). This means existing urban areas need to provide for more intensive land uses to provide for residential, commercial and industrial growth. Requiring higher density uses in the town centre will be important to ensure long term land supply.

6.1.3. Recommendations for available land zoned for development for key towns/settlements indicator

It is recommended that the objectives and policies for the Commercial zone are amended to capture the need to zone sufficient land to provide development capacity to meet expected demand for business land over the short, medium, and long term, aligning with the NPS-UD.

It is recommended that Council monitor commercial land availability at regular intervals to understand land availability trends throughout the District and to ensure a continued and appropriate supply of commercial land.

It is recommended that in the long term Council explore opportunities to zone additional land for commercial purposes for Marton and Taihape, noting that rezoning of this land does not need to occur immediately.

It is recommended that Council consider options for ensuring commercial land in Taihape is used as intensively as possible and whether a bespoke solution is required for this town to optimise the development or redevelopment of this land.

6.1.4. Indicator: Number of building consents granted

The below table lists the number of building consents granted by Council for the reporting period. This indicator shows a relatively steady number of building consents granted in the Commercial zone from 2019 to 2022, with a decline in 2023 and again in 2024.

Commercial Zone - Building consents granted

Table 5. Number of building consents granted in the Commercial zone.

Year	Number of building consents granted
2019	10
2020	11
2021	10
2022	12
2023	7
2024	4
Total	54

6.1.5. Indicator: Location of building consents granted

The below table lists the number of building consents granted by Council by location for the reporting period. It shows the location with the most building consents granted in the Commercial zone was Marton (44%), followed by Bulls (22%) and Taihape (22%).

Table 6. Location of building consents granted.

Location	Number of building consents granted						
	2019	2020	2021	2022	2023	2024	Total
Marton	6	5	4	6	3	0	24
Bulls	1	3	1	4	1	2	12
Taihape	1	2	4	1	3	1	12
Huntermville	0	1	0	0	0	1	2
Mangaweka	2	0	1	0	0	0	3
Turakina	0	0	0	1	0	0	1
Total	10	11	10	12	7	4	54

6.1.6. Indicator: Type of building consents granted

The below table lists the type of building consents granted by Council for the reporting period.

This table shows a mix of types of building consents granted, with internal commercial alterations being the most common type (24%), followed by new commercial buildings (22%). Earthquake strengthening activities also featured (20%), followed by residential (18%). There were eight miscellaneous consents granted. These ranged from consents related to petrol stations, a change of use application, exterior alternations, and a cover for a community stage.

Table 7. Type of building consents granted.

Type of building consent granted	2019	2020	2021	2022	2023	2024	Total
Residential	4	2	2	0	0	2	10
Earthquake strengthening	1	3	1	2	3	1	11
Commercial – interior alternations	3	3	3	2	2	0	13
New commercial building	0	1	4	5	2	0	12
Other	2	3	0	3	0	1	9

6.1.7. Indicator: Materials used for new buildings

The below table provides an overview of the type of cladding materials used for new buildings constructed over the period assessed.

Material type	Number
Steel cladding	9
Pre-finished/cast cladding	3
Total	12

Cladding examples for new commercial buildings



Bowen Street, Marton



High Street, Marton



Wellington Road, Marton



Wellington Road, Marton



Hautapu Street, Taihape



Kuku Street, Taihape

6.1.8. Indicator: Estimated value of building consents

The below tables list the estimated value of building consents issued for commercial activities in the Commercial zone. It shows that there has been almost \$11 million of consented building works for commercial activities in the Commercial zone since 2019. Taihape has the highest value of consented building work, followed by Marton, and Bulls.

Table 8. Estimated value of commercial building consents in the Commercial zone by year.

Year	Estimated value
2019	\$452,000
2020	\$1,004,000
2021	\$3,335,410
2022	\$3,645,410
2023	\$2,310,000
2024	\$65,000
Total	\$10,811,820

Table 9. Estimated value of commercial building consents in the Commercial zone by location.

Town	Estimated value
Marton	\$3,776,820
Bulls	\$2,090,000
Taihape	\$4,585,000
Huntermville	\$30,000
Mangaweka	\$270,000
Turakina	\$60,000

6.1.9. Analysis of building consents granted, their location, type, and value indicators

The objectives and policies most relevant for the analysis of these indicators are:

- **Objective 1** - *Promote urban areas with highly regarded amenity values that reflect the character of each township and provide nice places to live.*
- **Objective 4** - *Enable a diverse range of activities within commercial zones and encourage adaptive reuse of existing buildings.*
- **Policy A1-1.1** *Enable a wide range of activities, appropriate to the character and amenity of each settlement and neighbourhood.*
- **Policy A1-4.1** *Concentrate commercial activities within the Commercial Zone in order to efficiently use existing infrastructure and maintain the vitality of existing commercial areas.*

Over the period evaluated, 54 building consents were granted within the Commercial zone of the Rangitikei District. The location with the most building consents granted was Marton (44%), followed by Bulls (22%) and Taihape (22%).

There were a range of types of building consents granted, with the most common types being internal commercial alterations (13), followed by new commercial buildings (12), then earthquake strengthening (11), and residential (10). This demonstrates evidence of commercial development and investment in the Rangitikei District. The number of buildings being earthquake strengthened suggests some owners are being proactive in meeting earthquake-prone building requirements well before statutory deadlines, however, to date this is only 15% of the buildings deemed as earthquake-prone.

The 10 consents granted for residential activities highlight residential activity occurring in the zone. This supports Policy A1-1.1 which seeks to enable a wide range of activities but may be contrary to Policy A1-4.1 which seeks to concentrate commercial activities in the commercial zone.

Under the current policy and rule framework (which is generally a permissive approach to the establishment of residential activities in the Commercial zone) there is the potential for conflicts between these activities and reverse sensitivity effects for the commercial activity. Conversely, the current provisions enable the construction of commercial buildings to the boundary, which could, if undertaken adjacent to residential activities create significant amenity effects for the residential activity, such as shading (see photo below for an example of a permitted construction within the Commercial zone which builds to the boundary). These issues have the potential to create poor outcomes for all occupants within the zone.

More clarity and a hierarchy within the policy direction should be provided to ensure the Commercial zone is protected for commercial activities as the primary purpose of the zone, with residential activities provided for as secondary and complementary activities. Following the review of the objectives and policies for the zone, the rule framework needs to be revised to ensure the outcomes for the zone are achieved.

Should residential activities within the Commercial zone be more restricted in the future than the current policy and rule framework, consideration should be given to whether this approach is appropriate for all urban areas in the District. Council could consider whether a mixed use zone could be appropriate for certain areas (e.g. smaller settlements, or areas on the periphery of the commercial area), and whether the boundaries of the existing commercial zones are appropriate to ensure residential properties on the zone boundary are not unintentionally captured.



Building with concrete back wall along property boundary.

The materials used to clad new commercial buildings over the period assessed has been predominantly steel (75%). There are currently no restrictions on cladding material type in the commercial zone, and while steel buildings with long run roofs might be appropriate in some areas, the construction of basic steel buildings is not appropriate for areas such as Marton town centre, which has a high concentration of heritage buildings. The photos provided above show that simple measures such as glazing can have a significant impact on the level of amenity a steel building can provide. While generic steel buildings may be appropriate in the wider Commercial zone, consideration of the implementation design standards for the core town centre areas should be considered.

Two of the photos show the difference between building to the street compared with parking in front of the building. The building that is constructed to the street creates more engagement which is important for town centre areas. Consideration of parking location standards for the central town centres is recommended (noting the need to consider parking requirements in light of directions and policy intent in the NPS-UD).

The estimated value of building consents shows that there has been almost \$11 million of consented building works for commercial activities in the Commercial zone since 2019. Taihape has the highest value of consented building work, followed by Marton and Bulls. It is noted that values increased from 2019 through to the end of 2022, but that the last two years has seen a decrease in value of commercial building work. Any changes to the rules for the Commercial zone will need to carefully balance a need to ensure development in this zone is sufficiently enabled to encourage commercial development, while seeking to achieve quality town centres (e.g. by the introduction of design standards).

Data from the efficiency and effectiveness report for the Residential and Rural Living zones showed a limited number of land use consents for commercial activities in these zones. There were four commercial activities consented in the Residential zone for the five years between 2019 and 2023. This indicates that Policy A1-4.1 which seeks to contain commercial activities in the Commercial zone is relatively effective (noting the issue regarding inconsistencies of this policy with Policy A1.1-1).

Overall, the data shows that there is commercial development in the Commercial zones of the three largest towns in the Rangitikei District which is positive for the District. While there are a number of recommendations that aim to ensure the District Plan encourages higher quality commercial development, it is important that any changes are targeted and that they do not become a deterrent to investment or development.

6.1.10. Recommendations for building consents granted, their location, type and estimated value indicators

It is recommended that the objectives and policies for the Commercial zone are reviewed to provide clarity of the primary purpose of the Commercial zone and appropriate secondary residential use.

It is recommended that the rules for the Commercial zone are reviewed to implement the revised policy intent.

It is recommended that the policy framework and rules for the Commercial zone are reviewed to consider whether design standards may be appropriate for certain areas e.g. town centres, noting the need to ensure commercial development or redevelopment is not inappropriately disincentivised.

It is recommended that consideration is given to whether a mixed use zone could be appropriate for certain areas (e.g. smaller settlements), and whether the boundaries of the existing commercial zoning are appropriate.

It is recommended that the District Plan provisions relating to the location of carparking on sites in the town centres are reviewed to facilitate the development of high quality and well-designed sites with engaging street frontages, whilst considering the policy intent and requirements of the NPS-UD.

6.1.11. Indicator: Number of subdivision consents granted and activity status

Number of Subdivision Consents

The first table below shows how many subdivision consent applications were granted for properties within the Commercial zone in the Rangitikei District each year for the period assessed. The second table identifies the location (by town/settlement) of the commercial subdivision consents granted over the period assessed.

Table 10. Number of subdivision consents granted in the Commercial zone.

Year	Number of subdivision consents granted
2019	1
2020	1
2021	1
2022	2
2023	0
2024	1
Total	6

Table 11. Location of subdivision consents for the Commercial zone.

Location of Commercial zone subdivisions	
Marton	0
Bulls	5
Taihape	1

Section 226 applications

One s226 application for the Commercial zone was approved during the reporting period. The s226 was for the division of two lots in Mangaweka.

Activity Status of Subdivision Consents

This table below shows the “activity status” of subdivision consents for the Commercial zone over the period assessed.

The RMA classifies activities into six (6) different statuses being: permitted, controlled, restricted discretionary, discretionary, non-complying, and prohibited. These different statuses determine whether a resource consent is required before carrying out an activity. If consent is required, then the activity status helps determine what can be considered when a local authority processes the consent and whether any additional tests are required as part of this process (e.g. non-complying activities have a ‘gateway test’ under section 104D of the RMA that other activities do not have).

The Rangitikei District Plan only has two activity statuses for subdivision which are Restricted Discretionary and Discretionary. Restricted Discretionary consents can be granted or declined by Council but only the matters that Council has ‘restricted its discretion’ to can be considered by an officer when processing a consent. Discretionary consents can be granted or declined by Council and the processing officer can consider any matters that they consider appropriate.

Table 12. Activity status for subdivision consents in the Commercial zone.

Activity status of subdivision consents	
Restricted Discretionary	2
Discretionary	4

6.1.12. Indicator: Number of additional lots consented and certified

Number of Additional Commercial Lots Consented and Certified

The below table includes the number of additional lots that were consented in the Commercial zone through subdivision consents that were granted in the Rangitikei District each year for the reporting period that was assessed for this report. For clarity “lots consented” means the lots that were approved at the granting of the subdivision consent.

Table 13. Number of lots consented.

Year	Number of lots consented ¹
2019	0
2020	3
2021	0
2022	2
2023	0
2024	0
Total	5

Number of Commercial Lots Certified

The below table includes the number of lots certified by Council in accordance with section 223 and/or section 224 of the Resource Management Act 1991. Differences in the number of lots consented versus certified per year represent a delay in lots being consented compared with certified.

Table 14. Number of lots certified

Year	Number of lots certified
2019	0
2020	3
2021	0
2022	0
2023	0
2024	2
Total	5

6.1.13. Indicator: Size of new commercial lots

Size of Commercial Lots

The below table shows the average, median, and mode of the size of lots that were consented in the Commercial zone for the period evaluated.

Note: Mean is the average number (lot size) when all numbers (lot sizes) are added up, the Median is the middle number when all numbers are put in order from smallest to largest, and Mode is the number that occurs the most in a data set.

All Commercial lots	
Average/Mean lots size	931sqm
Median lots size	283sqm
Mode lot size	N/A

¹ Boundary adjustments were granted in 2019, 2020, 2022 and 2024. These subdivisions did not create additional allotments.

6.1.14. Analysis of subdivision consents, lot numbers, size, and shape factor indicators

The objectives and policies relevant for assessing these indicators are:

- **Objective 1** *Promote urban areas with highly regarded amenity values that reflect the character of each township and provide nice places to live.*
- **Objective 4** *Enable a diverse range of activities within commercial zones and encourage adaptive reuse of existing buildings.*
- **Policy A1-1.1** *Enable a wide range of activities, appropriate to the character and amenity of each settlement and neighbourhood.*
- **Policy A1-4.1** *Concentrate commercial activities within the Commercial Zone in order to efficiently use existing infrastructure and maintain the vitality of existing commercial areas.*

The low number of subdivision consents issued during the reporting period makes it difficult to assess the effectiveness of the relevant provisions. A definitive cause of the low number of subdivision consents is unknown. However, the District Plan provisions associated with subdivision are fairly permissive, therefore, the low numbers could be largely associated with market demand.

Subdivision is generally provided for in the District Plan as a Restricted Discretionary activity in the Commercial zone in accordance with rule B11.1-1 of the District Plan, subject to the subdivision meeting the associated Activity Standards (standards B11.2 to B11.8). Where a proposed subdivision cannot meet the Restricted Discretionary Activity Standards the subdivision becomes a Discretionary Activity.

Of the subdivisions assessed by Council over the reporting period, there was a mix of both Restricted Discretionary and Discretionary Activities, with 66% of consents being Restricted Discretionary Activities and 33% being Discretionary Activities.

Only having two activity statuses for subdivision provides for the relatively streamlined implementation of the subdivision provisions, which was the intent when the provisions were introduced in the last full review of the District Plan. This is largely still appropriate for our local context.

Council could consider introducing a Controlled Activity status, which would mean a compliant subdivision would be guaranteed to be granted subject to conditions. However, this restricts Council's ability to decline a consent if there were genuine reasons that the application was not appropriate. Given that the current two activity statuses for subdivision consents in the District Plan appear to be working well it would not be recommended that Council explore the introduction of a Controlled Activity status at this time.

Further it is noted that any Restricted Discretionary Activity subdivision is precluded from public notification under provision B1.1-6 of the District Plan which provides applicants with certainty around the notification process of their application.

The Restricted Discretionary Activity Standards and the associated "*Matters of Discretion*" are the same across all zones with only Activity Standard B11.6 stating specific requirements for different zones. Matters of Discretion are specified matters that Council has discretion to consider when processing a Restricted Discretionary Activity. It may be beneficial for Council to consider whether zone specific Activity Standards and Matters of Discretion would be a more appropriate way of

ensuring that the relevant environmental effects are being considered and addressed through a consent process, and that the zone specific desired outcomes are being achieved.

The total number of subdivision consents that were granted during the reporting period for properties within the Commercial zone was five (5). These subdivisions created 5 additional lots which all received section 223/244 certification.

There is no minimum lot size for the Commercial zone. This approach is highly permissive and supports part of Policy A1-1.1 that seeks to enable a wide range of activities, however, does not support the part of this policy that seeks that activities are appropriate to the character and amenity of each settlement or neighbourhood. The permissive nature of not requiring a minimum lot size has facilitated the creation of a wide range of lot sizes in the Commercial zone with the few subdivisions that have occurred, with the smallest lot being 119sqm and largest being 3,903sqm. It is noted the majority of the lots created were intended for residential use. It is recommended that more directive objectives and policies are considered to ensure there is clarity on intended outcomes for the zone.

Subdivision in the Commercial zone only occurred in Bulls (4 consents) and Taihape (1 consent) throughout the assessed period. The subdivision applications in Bulls were all in the town centre and related to the development of exclusively residential lots. This is a concern as these sites should be key commercial land for primarily retail or commercial uses. Therefore, it is recommended that the permissive nature of the Commercial zone for residential activities and development should be reviewed to ensure valuable commercial land is not being used inappropriately for residential only purposes.

It is important that commercial activities are the primary activity in this zone, particularly at ground level and in the commercial core, with residential activities acting as a secondary activity to support commercial activities in these areas. The type of residential activity occurring in the Bulls town centre could put the delivery of Policy A1-4.1 (concentrating commercial activities) at risk. Bulls was not identified in the Business Land Assessment as having a deficit of commercial land, however, if commercial land has or is being developed solely for residential purposes this could create a deficit, and should be monitored closely.

6.1.15. Recommendations for subdivision consents, lot numbers, and size indicators

It is recommended Council consider introducing Commercial zone specific matters of discretion for restricted discretionary subdivision.

It is recommended that the policy intent and rules regarding residential activities in the Commercial zone is reviewed to ensure that key commercial land is not being used inappropriately for residential development.

It is recommended that Council monitor and assess the impact of the recent loss of commercial land for residential only development in Bulls, to ensure that this is not creating a deficit of commercial land in this town.

6.1.16. Indicator: Land use consents granted

The tables in this section provide an overview of land use consents granted in the Commercial zone, consent status, and location.

Number of Land Use Consents

The below table identifies how many land use consent applications were granted for properties within the Commercial zone in the Rangitikei District each year for the period evaluated.

Table 15. Number of land use consents.

Year	Number of land use consents granted
2019	2
2020	6
2021	2
2022	3
2023	3
2024	3
Total	20

Activity Status of Land Use Consents

The below table identifies the activity status of land use consent applications granted for properties within the Commercial zone in the Rangitikei District each year for the period evaluated.

Table 16. Activity status of land use consents.

Activity status of land use consents	
Controlled	2
Restricted Discretionary	13
Discretionary	5

Location of Land Use Consents

The below table identifies the location of land use consent applications granted for properties within the Commercial zone in the Rangitikei District each year for the period evaluated.

Table 17. Location of land use consents.

Location	Number of land use consents granted
Marton	8
Bulls	8
Taihape	4

6.1.17. Indicator: Type of non-compliances/activities consented

The below tables breakdown the land use consents granted over the assessment period by the non-compliance and/or activities being consented.

Note: The number of non-compliances and/or activities identified in the tables below may exceed the total number of land use consents by year (see the table above), this is because a single land use consent may cover more than one non-compliance/activity.

Table 18. Non-compliance/activity consented for land use consents.

Non-compliance and/or Activity Consented	2019	2020	2021	2022	2023	2024	Total
Quantity of hazardous substances and facilities	1			1		2	4
Daylight setback	1					1	2
Outdoor open space	1			1			2
Veranda	1			2			3
3 metre setback from Residential Zone		1				1	2
Screening residential				1			1
Noise		1					1
Signs		1				1	2
Earthworks (3 metres of boundary)		1	1	2	3	1	8
Earthworks (volume)		3		1	2		6
Earthworks (flooding of adjacent)					1		1
Loading bay			1	1	1		3
Disability park		2			1		3
Carparking		1		1	1		3
Vehicle access		1		1		1	3
Natural hazards (minimum floor height)					1		1
Natural hazards (change flood flow)					1		1
NES Telecommunication Facilities	1		1				2
NES Protecting and Managing Contaminants in Soil to Protect Human Health				2			2
Building height		1					1
Mast height						1	1
Relocated building		1					1
Landscaping (max height of trees)						1	1

6.1.18. Indicator: Approved Deemed Permitted Boundary Activities

The below tables illustrate the Deemed Permitted Boundary Activity Applications that have been approved by Council over the period assessed.

The tables list the number of activities that have been approved by year and the number of each breach that was approved.

Note: The Deemed Permitted Boundary Activity Approval process was introduced into the RMA as part of the 2017 Amendments. A Boundary Activity is defined in section 87AAB of the RMA and the applications are processed in accordance with section 87BA.

Commercial Zone Deemed Permitted Boundary Activities

Table 19. Number of deemed permitted boundary activities approved.

Year	Number approved
2019	1
2020	0
2021	1
2022	1
2023	0
2024	0
Total	3

Table 20. Type of breach for permitted boundary activities.

Type of breach	Number ²
3 metre setback from adjoining Residential zone boundary	3
Daylight setback	2

6.1.19. Analysis of land use consent and deemed permitted boundary activity indicators

The objectives and policies relevant for assessing these indicators are:

- **Objective 1** Promote urban areas with highly regarded amenity values that reflect the character of each township and provide nice places to live.
- **Objective 4** Enable a diverse range of activities within commercial zones and encourage adaptive reuse of existing buildings.
- **Policy A1-1.1** Enable a wide range of activities, appropriate to the character and amenity of each settlement and neighbourhood.
- **Policy A1-1.3** Require provision of on-site car parking and loading spaces to meet the predicted demand for each activity.
- **Policy A1-1.4** Set acceptable noise limits for each zone.
- **Policy A1-1.6** Within the Commercial and Industrial zones, enable the display of advertising signs that do not detract from the amenities within the zone.
- **Policy A1-1.10** Avoid development of sensitive land that compromises the safety and efficiency of the District's Strategic and Arterial land transport networks, including the rail network.
- **Policy A1-4.1** Concentrate commercial activities within the Commercial Zone in order to efficiently use existing infrastructure and maintain the vitality of existing commercial areas.
- **Policy A1-4.2** Encourage adaptive reuse of existing buildings and maintenance of their heritage features.
- **Policy A1-4.3** Parking spaces may not be required where sufficient parking existing in the vicinity of the site and where these would enable the adaptive reuse of an existing building.

² Note: Two of the permitted boundary applications granted during the reporting period addressed two non-compliances each.

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

There were 15 land use consents granted in the Commercial zones across the District during the reporting period. The number per year has remained relatively stable during this period, with a peak of 4 consents granted in 2020 and one consent in 2024.

Consents were granted under controlled, restricted discretionary, and discretionary activity statuses. The most common was restricted discretionary (8 consents), followed by discretionary (4 consents) and controlled (2 consents). The two consents processed as controlled activities were consented under the National Environmental Standard for Telecommunications Facilities. The District Plan having two main activity statuses for land use provides for the relatively streamlined implementation of the land use provisions, which was the intent when the provisions were introduced in the last full review of the District Plan. This is largely still appropriate for our local context.

The most common location for land use consents was Marton (7 consents), followed by Bulls (5 consents), and Taihape (3 consents). These numbers do not align with the location and number of subdivision consents, where Bulls had the highest number. They do somewhat align with the number of building consents.

The non-compliances consented were varied, with earthworks the most common (13 breaches of various earthworks permitted activity standards). It would be appropriate for Council to review the earthworks standards. Council should investigate and test whether the earthworks standards are still the most effective for our local context. Council should also assess whether the District Plan's objectives and policy framework needs to be amended to specifically include one or more policies relating to earthworks. This will help guide plan implementors when they are assessing consents and ensure that the right outcomes are being achieved, and it will also make it easier for Council to monitor the effectiveness on the earthworks standards going forward.

Consents for breaches of transport permitted activity standards were consented the next most commonly, with 10 activities consented for items such as loading bay requirements, disability parking, and car parking. Policy A1-4.3 identifies that parking spaces may not be required where there is sufficient parking in the vicinity of the site or where the adaptive reuse of a building is enabled. It would be appropriate for Council to review the transport standards to ensure they are fit for purpose and are achieving desired transport outcomes, as well as, recognising national direction provided in the NPS-UD.

With only one permitted activity breach consented for noise and signs, these standards appear to be working as intended in Policy A1-1.4 and Policy A1-1.6. However, it is noted that Council is aware that non-compliant signage is an issue across the entirety of the District, and therefore, while only one signage consent has been processed there are non-compliant signs present in the Commercial zone. Non-compliant signs are not being proactively enforced against by Council at this time due to constraints on resourcing and a need for Council to prioritise its limited resources. Council may change this approach in the future.

Three permitted boundary activities were approved during the reporting period. Two of these applications approved a three metre setback from the Residential zone boundary and a daylight setback non-compliance, while the other only addressed a 3 metre setback from the Residential zone non-compliance. The setback from the Residential zone boundary provides separation that supports amenity for the Residential zone and potentially reduces conflicts between activities.

Compliance with permitted activity standards has not been assessed and consideration of the effects of non-compliance or otherwise should be assessed through a future plan change process.

While assessment of heritage provisions does not specifically form part of this efficiency and effectiveness reporting for the Commercial zone, consideration should be given in the future to the treatment of non-heritage buildings that contribute to the heritage precinct in the town centres specifically. It is suggested this occur alongside the assessment of heritage provisions.

Overall, the provisions for the Commercial zone appear to be working effectively, with changes recommended to be investigated in this report needing to balance creating high quality commercial areas while not unnecessarily restricting development.

6.1.20. Recommendations for land use consent and deemed permitted boundary activity indicators

It is recommended that the efficiency and effectiveness of the earthworks permitted activity standards, objectives, and policies should be further evaluated. This was also a recommendation associated with the Residential and Rural Living efficiency and effectiveness assessment. The earthworks provisions sit separately from the Commercial zone provisions, therefore, this further evaluation should occur as a separate process.

It is recommended that the carparking standards for the Commercial zone are further evaluated. The transport provisions sit separately from the Commercial zone provisions, therefore, this further evaluation should occur as a separate process.

7. Conclusion and Recommendations

The primary purpose of the *Rangitikei District Plan Efficiency and Effectiveness Monitoring for the Commercial Zone* is to understand how the zone and provisions are working and inform the prioritisation of the next phase of the District Plan Review and a possible plan change.

A range of key indicators have been assessed to evaluate how the current District Plan provisions are performing for the Commercial zone.

The assessment of the key indicators identified a number of recommendations as follows:

1. That the objectives and policies for the Commercial zone are amended to capture the need to zone sufficient land to provide development capacity to meet expected demand for business land over the short, medium, and long term, aligning with the NPS-UD.
2. That Council monitor commercial land availability at regular intervals (e.g. biennially) to understand land availability trends throughout the District and to ensure a continued and appropriate supply of commercial land.
3. That in the future Council explore opportunities to zone additional land for commercial purposes for Marton and Taihape, noting that rezoning of this land does not need to occur immediately.
4. That Council consider options for ensuring commercial land in Taihape is used as intensively as possible and whether a bespoke solution is required for this town to optimise the development or redevelopment of this land.

5. That the objectives and policies for the Commercial zone are reviewed to provide clarity of the primary purpose of this zone and appropriate secondary uses (such as residential use).
6. That the rules for the Commercial zone are reviewed to implement any revised policy intent facilitated as part of recommendation 5.
7. That the policy framework and rules for the Commercial zone are reviewed to consider whether design standards may be appropriate for certain areas e.g. town centres, noting the need to ensure commercial development or redevelopment is not inappropriately disincentivised.
8. That consideration is given to whether a mixed use zone could be appropriate for certain areas (e.g. smaller settlements), and whether the boundaries of the existing commercial zoning are appropriate.
9. That the District Plan provisions relating to the location of carparking on sites in the town centres are reviewed to facilitate the development of high quality and well-designed sites with engaging street frontages, whilst considering the policy intent and requirements of the NPS-UD.
10. That Council consider introducing Commercial zone specific matters of discretion for restricted discretionary subdivision.
11. That the policy intent and rules regarding residential activities in the Commercial zone is reviewed to ensure that key commercial land is not being used inappropriately for residential development.
12. That Council monitor and assess the impact of the recent loss of commercial land for residential only development in Bulls, to ensure that this is not creating a deficit of commercial land in this town.
13. That the efficiency and effectiveness of the earthworks permitted activity standards, objectives, and policies should be subject to additional evaluation. This was also a recommendation associated with the Residential and Rural Living efficiency and effectiveness assessment. The earthworks provisions sit separately in the District Plan from the Commercial zone provisions, therefore, this evaluation should occur as a separate process.
14. That the carparking standards for the Commercial zone are further evaluated. The transport provisions sit separately from the Commercial zone provisions, therefore, this further evaluation should occur as a separate process.

Appendix A: Relevant Objectives, Policies, and Rules for the Commercial zone³

Objectives

A1 Built Environment - Urban Amenity

OBJECTIVE 1

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

A1 Built Environment - Commercial Zone

OBJECTIVE 4

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

Policies

A1 Built Environment - Urban Amenity

Policies

A1-1.1 Enable a wide range of activities, appropriate to the character and amenity of each settlement and neighbourhood.

A1-1.2 Identify the following geographic zones in recognition of the characteristic amenities and landscapes of different areas:

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

A1-1.3 Require provision of on-site car parking and loading spaces to meet the predicted demand for each activity.

A1-1.4 Set acceptable noise limits for each zone.

A1-1.6 Within the Commercial and Industrial zones, enable the display of advertising signs that do not detract from the amenities within the zone.

A1-1.10 Avoid development of sensitive land that compromises the safety and efficiency of the District's Strategic and Arterial land transport networks, including the rail network.

³ These are the objectives and policies numbering prior to the transition to the National Planning Standards format. These have been referenced as data assessed as part of this report, such as resource consents were processed under this format.

A1 Built Environment - Commercial Zone

Policies

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

A1-4.2 Encourage adaptive reuse of existing buildings and maintenance of their heritage features.

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

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

Chapter B1: General Rules and Standards

Permitted Activity Standards

B1.2 Light

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

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

B1.3 Water Supply and Waste Disposal

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

B1.4 Surface Water Disposal

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

B1.5 Building Height

B1.5-1 A building (excluding network utilities) must not exceed a height of:
c) All other Zones: 10 metres.

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

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

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

B1.6 Storage Areas

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

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

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

B1.7 Noise

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

Zone	Time	Noise Limits
Commercial Zone	Day time 7am – 10pm	65 dB LAeq(15min)
	Night time 10pm – 7am	55 dB LAeq(15min) 75 dB LAFmax

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

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

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

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

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

- a) Sounds from mobile primary production related noise sources, stationary primary production equipment such as pumps and generators and all animal sounds (excluding those arising from intensive farming and animal boarding activities or percussive bird scaring devices or wind machines used for frost damage mitigation.)
- b) Warning devices used by emergency services.
- c) In any part of the District, a recreational or entertainment event, limited to one event per year per site, that is open to the public and held between the hours of 8am and 11pm.
- d) Temporary military activities which are provided for in section B 1.13.
- e) In the Residential Zone, activities of a normal domestic nature including recreational activities such as sporting events, provided that these activities do not involve powered motorsport, powered aviation, gunfire or amplified music.

B1.7-6 All noise emitted in the course of construction work must comply with NZS6803:1999 Acoustics – Construction Noise. B1.7-7 Noise from helicopter landing areas must comply with NZS6807:1994 Noise Management & Land Use Planning for Helicopter Landing Areas.

B1.7-8 Noise emitted from the operation of windfarms must comply with NZS6808: 2010 Acoustics – Wind Farm Noise.

B1.7-9 For new developments proximate to existing operational rail lines and the associated rail corridor, reverse sensitivity effects relating to noise with the adjacent railway operations can occur. Therefore the following limits apply:

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

B1.8 Earthworks

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

Zone	Maximum volume per site per year	Maximum change in vertical height/depth between existing and finished ground level	Minimum setback from boundaries	Minimum setback from wetland as identified in schedule e of the HRC one plan
Commercial	500m ³	1m	3m	10m

B1.11 Signage

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

Zone	Purpose/type of sign	Total number of signs per property	Maximum sign face area (per sign)
Commercial	Must relate to activity or service provided on-site: <ul style="list-style-type: none"> • 2 on-site traffic-directional signs • 1 sign per road frontage that is not attached to a building. • Unlimited number of signs that are attached to a building, provided the signs are not: 		2m ² 3m ² No maximum face area

	<ul style="list-style-type: none"> ○ attached to a heritage building listed in Schedule C3A, or ○ attached to a building on a commercial zoned property that adjoins the residential zone, or ○ attached to a building on a commercial zoned property where the posted speed limit on any adjacent road is 70km/h or greater 		
	Real estate sign or temporary sign	1 per frontage	2m ²

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

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

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

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

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

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

B1.12 Network Utilities

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

Zone	Maximum mast height from existing ground level
Commercial Zone	15m

B1.17 Removal of Buildings and Dwellings

B1.17-1 Where a building or dwelling is being removed, the site must be remediated to an unbuilt state. This includes the removal of concrete building platforms, stairs and remnants of buildings, accessory buildings or associated structures.

B1.17-2 Where an accessory building is expected to remain onsite once the principal building or dwelling is removed, it must be able to be connected and serviced independently of the

principal building or dwelling in accordance with the relevant rules and standards of that zone.

Chapter B4: Commercial Zone

Permitted Activities

The following are permitted activities in the Commercial Zone:

- a) retail activities;
- b) commercial activities, and offices;
- c) community activities;
- d) educational activities;
- e) entertainment activities;
- f) places of assembly;
- g) fuel service facilities and commercial garages;
- h) residential activities;
- i) visitor accommodation;
- j) open space activities;
- k) manufacturing activities;
- l) network utility activities, associated structures[^] and any minor upgrading of structures;
- m) buildings and ancillary activities associated with any permitted activity;
- n) earthworks*

Permitted Activity Standards for the Commercial Zone

B4.1 Daylight Setback

B4.1-1 Where any site adjoins the Residential Zone, every part of a building adjacent to the Residential Zone boundary must comply with the daylight setback rule for the Residential Zone.

B4.2 Activity Setback

B4.2-1 Residential activities located within the retail shopping core shall be screened from the front boundary at ground floor level, so that the activity cannot be viewed from the front boundary at ground floor level.

B4.2-2 Manufacturing activities located within the retail shopping core shall be setback at least 3 metres from the front of the building.

B4.2-3 Where any site adjoins a Residential Zone, a 3 metre building setback from the adjoining boundary is required.

B4.2-4 Where any site adjoins one or more Residential Zone sites, a fence, screen or planting with a height between 1.8 and 2 metres shall be established and maintained between the sites, on the Commercial Zone.

B4.3 Outdoor Open Space – Residential Units

B4.3-1 Each residential dwelling unit must be provided with a minimum area of 50 square metres of private outdoor space for the exclusive use of that unit, with a minimum width of 5 metres.

B4.4 Pedestrian Verandas Within the Retail Shopping Core

B4.4-1 All permanent buildings within the retail shopping core must incorporate a veranda above any pedestrian footpath. The veranda must include a horizontal setback of 450mm from the kerb, but must otherwise cover the full width of the footpath along the frontage of the building.

B4.4-2 The veranda must be designed and constructed so that it relates to neighbouring verandas and provides continuity of shelter.

B4.4-3 All permanent buildings set back from the road within the retail shopping core shall provide a veranda along the main frontage of the building where pedestrians gain entry.

B4.4-4 Within any Comprehensive Development Area all permanent buildings must incorporate a veranda above any pedestrian footpath. Such verandas must extend the full width of the footpath along the frontage of the building. In the specific case of any supermarket development or other retail activity which may be set back from the road frontage, a pedestrian veranda must, where practicable, be incorporated.

B4.5 Retail Activities

B4.5-1 Within any Comprehensive Development Area

- a) the total gross floor area of all retail activities shall not exceed 2,100m² (excluding one supermarket).
- b) only one supermarket is permitted up to a maximum total gross floor area of 1,800m².

B4.6 Fuel Service Activities

B4.6-1 Within any Comprehensive Development Area there shall be a maximum of 3 fuel bays for any fuel service facilities and commercial garages.

B4.7 Landscaping

B4.7-1 Trees or shrubs used for landscaping must:

- a) be selected to ensure root systems do not result in interference with underground utilities and services, or be contained in a way that prevents root systems from interfering with underground utilities or services;
- b) not obstruct sight lines to or from the road
- c) not compromise pedestrian safety and security
- d) be regularly maintained,
- e) not exceed a maximum height of 2 metres
- f) be removed and replaced if the tree or shrub has died subsequent to planting.

B4.7-2 Paved areas that are part of the area of landscape works must not be used for car parking and must be constructed from modular pavers or other high quality paving materials.

B4.7-3 Landscaping within a Comprehensive Development Area must meet the following standards:

- a) Any activity, including on-site parking and associated buildings, with a boundary adjoining a road must provide at least one specimen tree for every 7 metres of site frontage. If the trees are within the distance of their mature drip-line to services, a root barrier system must be placed between the tree and the services.
- b) Trees or shrubs must be capable of growing to a maximum height of 2 metres within ten years of planting.

- c) Where trees are planted in a strip, this area must have a minimum width of two metres.
- d) Trees or shrubs must be selected to ensure root systems do not result in interference with underground utilities and services or obstruct sight lines to or from the road.
- e) A minimum of 90% of any area of landscaping must comprise trees and a combination of shrubs and ground cover or grass. No less than half of the required planted area must be planted with shrubs.
- f) Paved areas that are part of the area of landscape works must not be used for car parking and must be constructed from modular pavers or other high quality paving materials.
- g) Any amenity strip of not less than 2 metres in width must be provided along the boundary adjoining any rural zoned site. Planting of the amenity strip must include shrubs and trees capable of attaining a height of 2 metres or more planted at a minimum frequency of one tree every 7 metres along the length of the amenity strip.
- h) All planting must be completed before any buildings on the site are occupied or, where this is not seasonally practicable, within the first planting season after completion of the buildings.
- i) All plants must be maintained (including by watering) over a two-year period to ensure the survival of all trees and at least 80% of shrubs. Any trees or shrubs that are removed or die must be replaced.

Controlled Activities

The following are a Controlled Activity in the Commercial Zone:

- a) Within the Bridge Street (Bulls) Comprehensive Development Area, earthworks and minor soil disturbance including disturbance of the land surface associated with creating building foundations, developing vehicle access or parking, installing infrastructure or landscape planting and any cut or fill of less than 0.5 metre height.
- b) Within any Comprehensive Development Area, retail activities (including supermarkets) provided for in B4.5-1 that comply with all permitted activity conditions but exceed the maximum car movement per day for access from a State Highway as set out in Rule B9.2-4.

The matters over which Council reserves control are:

- a) Management of earthworks and minor soil disturbance of contaminated material.
- b) Design and location of access to the State Highway having regard to the safe and efficient functioning of the State Highway and the need to avoid conflicts with access from surrounding sites onto the State Highway.
- c) Design and location of pedestrian access to the site having regard to the safe and efficient movement of pedestrians to and from the site across the State Highway.

Note: Management of earthworks will require a site specific foundation assessment to be undertaken with particular attention given to remediation areas. A site management plan for earthworks and minor soil disturbance activities will be required to be submitted as part of the resource consent application.

Controlled activities for retail activities must meet the following standards:

- a) No vehicle access crossing must be located closer than a distance of 87 metres from the nearest corner of the intersection of Bridge Street (State Highway 1) and Dalziel Street.

Restricted Discretionary Activities

The following are Restricted Discretionary activities in the Commercial Zone:

- a) any activity that would otherwise be a permitted activity, but which fails to comply with one or more of the standards for that rule in the Commercial Zone or the general rules and standards as stated above.
- b) co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard.
- c) within any Comprehensive Development Area
 - i. retail activities that exceed a total gross floor area of 2,100m² ;
 - ii. supermarkets that exceed a total gross floor area of 1,800m²; and
 - iii. retail activities and supermarkets with a combined total gross floor area greater than 3,900m².

The matters over which the Council will exercise its discretion are:

- a) the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance;
- b) In relation to co-location of masts, radio and telecommunications equipment:
 - i. The effects of the height of the structure on the amenity values of the area adjacent to the proposed location of the activity.
- c) For activities within any Comprehensive Development Area:
 - ii. the effect of that retail on the vitality and coherence of the Bulls Town Centre;
 - iii. the extent to which the size, location, scale and design of proposed buildings, advertising signage, driveways, car parking, landscaping and other site development complement the character of the site as a whole; and
 - iv. the effect of additional traffic generation and measures to address adverse effects on roads giving access to the site.
- d) For signs:
 - i. Size
 - ii. Location
 - iii. Provision for maintenance
 - iv. Design
 - v. Safety
 - vi. The effects on heritage buildings identified in Schedule C3A

Discretionary Activities

The following are discretionary activities in the Commercial Zone:

- a) Any activity that is not a permitted, controlled or restricted discretionary activity in the Commercial Zone, and any activity that is not specifically provided for in this plan.

Chapter B11: Subdivision and Development

Permitted Activities

There are no Permitted Activities for Subdivision and Development.

Controlled Activities

There are no Controlled Activities for Subdivision and Development.

Restricted Discretionary Activities

B11.1-1 Any subdivision of land, and all associated earthworks and construction are Restricted Discretionary Activities in all zones except where proposed within an outstanding natural feature or landscape (ONFL) as identified in Schedule C4.

B11.1-2 The Council's discretion is restricted to the following matters:

- a) the size, shape and arrangement of lots, cross lease areas, company lease areas, units and access;
- b) the imposition of conditions of the type described in Sections 108 and 220 of the Resource Management Act 1991;
- c) minimum road[^] frontage areas along strategic roads* and arterial roads;
- d) the suitability of lots for the construction of buildings* for permitted activities within the zone, or other non-permitted activities where there is an accompanying land use application;
- e) the provision of road access, including protection of land for future road[^] access, to new areas for subdivision, compatible with Council's roading hierarchy and the extent of required pedestrian and vehicular connectivity;
- f) the extent of any upgrading work to existing roads;
- g) the extent to which there is capacity for connection to existing reticulated essential services and the sufficiency of the proposed water supply, sewage disposal and stormwater services;
- h) provision of esplanade reserves or esplanade strips;
- i) effects on indigenous vegetation;
- j) effects on lakes, rivers and wetlands;
- k) effects on the following from earthworks associated with subdivision:
 - i. landscape and visual impacts;
 - ii. adjoining properties (including amenity values);
 - iii. hazard risks, flood flows and land stability;
 - iv. erosion and sedimentation;
 - v. overland flow paths; and
 - vi. the national grid.
- l) avoidance or mitigation of hazards;
- m) reverse sensitivity effects, including minimum setback distances for any subsequent residential activity in the Rural Zone;
- n) the location and design of access onto the state highway network or limited access road[^] or over a railway level crossing for those subdivisions that seek such access;
- o) the extent to which the subdivision provides appropriate public access to and along rivers, lakes, wetlands, and the coast;
- p) the extent to which the subdivision achieves good design outcomes, having regard to the intended end use of the allotment;
- q) where any existing building is to be subdivided, the extent to which each new allotment* is appropriately serviced and can be utilised as a stand-alone facility;
- r) The size, shape, location and arrangements of lots, cross lease areas, company lease areas, units and access to avoid reverse sensitivity effects;

- s) Reverse sensitivity effects arising from subdivision adjoining a consented or existing renewable electricity generation activity including:
- i. The frequency, character and intensity of the relevant adverse effect;
 - ii. The degree of effect on the relevant consented activity or existing activity in its particular environment having regard to such factors as noise and visual amenity;
 - iii. Whether the potential reverse sensitivity effects can be mitigated by way of design, house orientation and insulation, earthworks, planting or moving the proposal (either by increasing the separation from the relevant consented or existing activity, or by changing the orientation to the relevant consented or existing activity);
 - iv. Whether the owner/operator of the relevant consented or existing activity has been consulted with, and the outcome of the consultation.

Restricted Discretionary Activity Standards

Restricted Discretionary Activities must meet the requirements of the standards detailed below.

B11.2 Earthworks

B11.2-1 Earthworks associated with subdivision and development must be in accordance with the requirements of the Council's Subdivision and Development Code of Practice.

B11.3 Essential Services

B11.3-1 The development must provide the following connections for each allotment:

- a) a potable water supply, including connection to a reticulated supply of potable water where this is available within 50 metres of the allotment;
- b) a system for the collection, treatment and disposal of all sewage wastes, including connection to a public sanitary drainage system where this is available within 50 metres of the allotment;
- c) a system for the collection and disposal of surface water from all activities, buildings, allotments, roads, accessways, private ways, private roads and upstream catchments. Such provisions must not create any ponding or inundation, or exacerbate any existing ponding or inundation effects.

B11.4 State Highway and Railway Access

B11.4-1 For those subdivisions[^] that require access to a state highway, the approval of the New Zealand Transport Authority must be obtained.

B11.4-2 For those subdivisions that require access via a railway level crossing, the approval of the New Zealand Railways Corporation must be obtained.

B11.5 Esplanade Reserves or Esplanade Strips

B11.5-1 For lots less than 4 hectares in area, an esplanade reserve at least 20 metres wide must be set aside from such lots along each bank of any river whose bed has an average width of 3 metres or more, where the river flows through or adjoins the lot concerned.

B11.7 Energy

B11.7-1 It must be demonstrated that any new allotment that is intended to contain a dwelling* can be serviced by an adequate supply of energy. Where reliance is via connection to an existing network, confirmation will be required from the relevant supplier.

B11.8 Outdoor Space

B11.8-1 Each dwelling* site* must be provided with a private and exclusive outdoor area formed in the shape of a rectangle with a minimum area of 55 square metres and a minimum width of 4.5 metres.

B11.9 Activities within Electricity Transmission Corridors

B11.9-1 Where a proposed subdivision identifies an indicative building platform (being a 20 metre diameter circle exclusive of any yard requirements) entirely beyond 12 metres from the outer edge of a National Grid support structure and beyond 12 metres from the centreline of a National Grid transmission line for each lot created.

Discretionary Activities

B11.10 The following are Discretionary Activities:

B11.10-1 Any subdivision and all associated earthworks and construction are a discretionary activity within an Outstanding Natural Feature or Landscape (ONFL) contained in Schedule C4.

B11.10-2 Any subdivision and associated earthworks and construction that does not meet the standards for a restricted discretionary activity^ under this plan is a discretionary activity.

B11.10-3 Where the proposed subdivision is a discretionary activity^ because it does not comply with the standards for activities (Rule 11.8-1), then that application need not be publicly notified and need not be served on any affected party other than the transmission line owner.