

GUIDE TO USING THIS DISTRICT PLAN

1.0 WHAT IS THE DISTRICT PLAN?

This District Plan has been prepared in accordance with the requirements of the Resource Management Act 1991. The purpose of the Act is to achieve the sustainable management of natural and physical resources throughout the country.

It is generally the case that, under the Resource Management Act, Regional Councils have primary responsibility for water and air resources and soil conservation, while District Councils have primary responsibility for managing land resources. The specific functions and powers of the respective Councils are, of course, considerably more complex than the previous comment would indicate, and they are inter-related.

The District Plan sets out the significant resource management issues in the Tararua District and it explains the objectives, policies and methods of implementation that the Council is proposing to adopt to ensure that the District's land and associated natural and physical resources are sustainably managed.

The Plan contains rules, which have the force and effect of regulations in law, relating to the use, development and protection of all land in the Tararua District. At the risk of over-simplifying the matter, the Plan in effect specifies what can and cannot be done in different parts of the District and the environmental standards that must be met. It is, therefore, an important document for all involved in current or proposed land use activities or land subdivision.

2.0 STRUCTURE OF THE DISTRICT PLAN

The District Plan comprises 10 Parts. The following brief explanation of Parts 1 to 10 of the Plan is intended to assist readers to find their way around the Plan. Reference should also be made to the Table of Contents for further details of the Plan's structure.

Part 1: Introduction - This part of the plan provides an introduction to the Resource Management Act 1991 and outlines the purpose of the District Plan and its relationship with other plans produced by the Council and other authorities. A brief description of the Tararua District provides the context within which the District Plan has been prepared.

Part 2: Resource Management Policy Section - This part of the Plan sets out the significant resource management issues in the Tararua District, the Council's objectives and policies in relation to these issues, and the range of implementation methods that will be used to give effect to the policies. This section is important as it "sets the scene" for the rules which follow in later Parts.

Part 3: Management Areas - For the purposes of this District Plan, the District has been divided up into five categories of "Management Area" on the basis of the differing environmental qualities and community expectations with respect to amenity in different areas of the District. This part of the Plan introduces the Residential, Commercial, Industrial, Settlement and Rural Management Areas, and the environmental outcomes sought for each area as a result of the implementation of the District Plan.

Part 4: Rules - Listing of Activities - This part of the Plan must be read in conjunction with Parts 5 and 6. Part 4 lists the broad categories of activity that are permitted in each Management Area, subject to meeting the environmental standards in Part 5. All activities which are not permitted activities in the Management Area concerned require a resource consent.

Part 5: Rules - Environmental Standards - The Resource Management Act 1991 places an emphasis on controlling the "effects" of land use activities rather than the activities themselves. This part of the Plan specifies the environmental standards that have to be met by permitted activities in order for them to establish and operate as of right. The environmental standards include both fixed physical standards (development standards) and also performance standards to control the ongoing operational effects of activities. Where environmental standards are not met, a resource consent application is required and this part of the plan specifies the criteria to be used by Council to assess applications.

Part 6: Interpretation - This part of the Plan contains the definitions of terms used in the Plan. In addition there is an explanation of Maori terms used in the Plan. The definitions section forms part of the Plan rules but the explanation of Maori terms does not. It is intended only as a guide for readers unfamiliar with the few Maori terms which are used.

Part 7: District Plan Administration, Resource Consent Procedure and Information Requirements - This part of the plan explains the different categories of activity, and types of consent, that are referred to in the Plan and the Resource Management Act 1991. It then explains the procedure for lodging a resource consent application, the information to be provided and the process through which the applications will proceed.

Part 8: Monitoring and Review - The District Plan should not be seen as a static document which, once adopted, is "set in stone" for the next 10 years. On the contrary, there is a need (and legislative duty) to regularly monitor the effectiveness of the Plan's policies and methods in achieving the environmental results sought. This part of the Plan sets out the Council's monitoring strategy.

Part 9: Schedules and Appendices - This part of the Plan contains various schedules, lists, diagrams and so on that are referred to in different parts of the Plan.

Part 10: District Plan Maps - The District Plan maps are a very important part of the Plan as these identify the Management Area (Residential, Commercial, Industrial, Settlement or Rural) which applies to each parcel of land in the District. This in turn identifies the activities which can be carried out "as of right" on that land, those which require a resource consent and the environmental standards which apply in any particular case. The maps also identify the District's roading hierarchy, designations, heritage features and important natural features in the District.

3.0 HOW TO USE THIS DISTRICT PLAN

- (a) The first step is to establish the Management Area in which the subject property is located, from the District Plan maps (Part 10).
- (b) If you want to know the range of activities which can be undertaken on that particular piece of land, or if you have a particular activity in mind, refer to Part 4 "Listing of Activities". This specifies the activities which are permitted as of right in each Management Area, providing that all environmental standards are met. Turn to Part 6 for the definitions of terms used, and to Part 5 to determine the applicable environmental standards.
- (c) If the proposed activity is a permitted activity in the Management Area concerned, and it meets all the applicable environmental standards, then it can proceed as of right.
- (d) If the proposed activity is a permitted activity in the Management Area concerned, but does not meet one or more of the applicable environmental standards, then a resource consent must be obtained before it can proceed. Refer to Part 2 (Policy Section), Part 3 (desired environmental results in each Management Area) and then Part 7 for details on how to lodge an application and the process that will be followed.

- (e) If the proposed activity is specifically listed as a controlled or discretionary activity, or is deemed in the Plan to be a discretionary activity because it is not mentioned at all, a resource consent must be obtained before it can proceed. Refer to comments in (d) above.
- (f) If the District Plan maps show that the property is subject to a "designation" for a specific purpose, or it contains or is close to a heritage feature or important natural feature, then reference should be made to the Schedules in Part 9 to determine the nature of that feature and any controls imposed.
- (g) **Finally**, if you have any questions or require further information or clarification, please contact:

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