

MANAGEMENT AREAS

Part 3

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3.1 Introduction to Management Areas Section

Part 2 of the District Plan has set out the Council's policies for managing the natural and physical resources of the Tararua District. These policies, and the District Plan rules which are contained in Parts 4 and 5 of the District Plan, place an emphasis on managing the environmental effects of activities. The significance of the effects of activities depends, however, not only on the nature of the activity but also on the character of the area concerned. For example, the community's tolerance of environmental effects such as noise and smoke is generally higher in industrial areas than it is in commercial, residential or rural areas. Similarly, the effects of traffic (vehicle noise and congestion) tend to be more acceptable in commercial areas than in residential areas; and to take one last example, odours associated with farming activities tend to be less offensive to people in rural areas than they would be to people in urban areas.

The nature of the activity involved is also important. For example, activities that generate adverse traffic, parking or visual effects are more likely to be acceptable if they directly serve the area concerned (i.e. dairies and schools in residential or rural areas). The acceptable environmental impact of an activity may also vary depending on the level of public and private investment in different parts of the District. In residential areas, for example, the cumulative investment of private homeowners represents a significant physical resource to be sustained. The siting of environmentally incompatible activities in such areas would have an adverse impact on such investment.

3.1.1 MANAGEMENT AREAS IN THE TARARUA DISTRICT

Within the Tararua District, five broad categories of land use type have been identified, each of which has a particular character, level of amenity and environmental quality associated with it. As discussed above, the acceptability of the environmental effects of different land use activities varies with the type of area in which it is located. For the purposes of this District Plan, the District has been divided up into the following five "Management Areas":

- **Rural**
- **Residential**
- **Commercial**
- **Industrial**
- **Settlement**

The locations of the different Management Areas in the District are shown in the District Plan maps. However, in summary, and for ease of reference:

- "Residential", "Commercial" and "Industrial" Management Areas can all be found within the towns of Dannevirke, Woodville, Pahiatua and Eketahuna;

- "Settlement Management Areas" apply only to Norsewood, Ormondville, Pongaroa and Akitio;
- The "Rural Management Area" covers the remainder of the District, including the numerous other small, generally unserved, settlements throughout the District.

A brief explanation of each Management Area, and a list of the desired characteristics sought for each Management Area, is set out below. The characteristics set out below should not be confused with the "anticipated environmental results" in Part 2 of this Plan, as they serve quite different purposes. Part 2 of the District Plan, the Resource Management Policy section, specifies objectives, policies and methods for resource management in the District, and also identifies the "anticipated environmental results" (AER's) that are sought as a result of implementation of the policy provisions. As required by the Resource Management Act 1991, the AER's in Part 2 are directly related to the preceding policies and methods and they generally apply to specific resource management issues across the whole district. In contrast, the characteristics set out below serve two main purposes:

- they provide a basis for defining and delineating different "Management Areas" within the District; and
- they provide guidance for determining the outcome of resource consent applications.

Resource consent applications are required in two instances:

- when an activity **has** been provided for in this Plan as a permitted or controlled activity in a particular Management Area but the stated standards are (or would be) exceeded;
- when an activity **has not** been provided for in a particular Management Area (and is therefore generally deemed to be a discretionary activity)

In both instances, the purpose of the resource consent procedure is to provide flexibility to consider individual cases on their merits and, if the environmental effects are compatible with the surrounding area then there may be grounds to grant consent. The characteristics set out in this part of the Plan are, therefore, intended to provide guidance to potential applicants, the community and the Council to enable them to assess whether the environmental effects of an activity are acceptable. This approach is considered to be consistent with the spirit and intent of the Resource Management Act 1991.

3.2 Desired Characteristics

3.2.1 RURAL MANAGEMENT AREA

The "Rural Management Area" covers most of the Tararua District. This area is characterised by a predominance of rural land uses including farming, forestry and natural open space, in addition to a variety of residential, community, commercial and industrial activities which either serve and support the rural function of the area, or cannot be located in an urban area because of the nature of the activity. The level of amenity and environmental quality expected by the community in these areas reflects the predominantly rural character of such areas.

The following characteristics are sought in the District's Rural Management Areas:

- (a) a predominance of rural activities
- (b) a range of rural housing and landholdings to satisfy the different lifestyles and circumstances of the people of the District.
- (c) a range of activities which support or enhance the rural function of the area or the wellbeing of the rural community, or which are more appropriately located in the rural area than an urban area
- (d) avoidance of activities that have the potential to give rise to adverse effects which are incompatible with the character of the surrounding rural area or which could adversely affect the ability of rural activities to function efficiently and effectively.
- (e) development of buildings and properties which are in keeping with the low density, character and scale of the surrounding rural area.
- (f) protection of the amenity enjoyed by people living within the rural area or in adjoining urban areas.
- (g) a clear demarcation of rural/urban boundaries, with urban activities being encouraged to locate within serviced urban areas in a manner which maximises the efficient use of existing infrastructure and services.
- (h) where reticulated services do not exist, the development of activities and buildings only where:
 - i. there is adequate on-site disposal of effluent without causing (or potentially causing) adverse environmental effects; and
 - ii. this will not lead to demands for the uneconomic establishment or extension of services.
- (i) an efficient and sustainable pattern of land use that protects the potential for high quality soils to be used for food production.

- (j) preservation of buildings, places and other items which have special heritage or cultural value.
- (k) protection of important natural features and views, including significant areas of indigenous natural vegetation and significant habitats of indigenous fauna.
- (l) preservation of the predominantly natural character of the coastal environment, rivers, streams, other water bodies and their margins, and maintenance and enhancement of public access thereto.
- (m) safe and efficient vehicular access and movement throughout the District.
- (n) no buildings constructed on unstable or hazard prone land unless appropriate avoidance or mitigation measures are in place.

3.2.2 RESIDENTIAL MANAGEMENT AREA

"Residential Management Areas" are those areas within the District's urban centres which predominantly consist of dwellinghouses but which include some community and commercial activities/uses which serve and support the residential function of the area. The level of amenity and environmental quality expected by the community in these areas reflects the predominantly residential character of such areas.

The following characteristics are sought in the District's Residential Management Areas:

- (a) a predominance of residential activities;
- (b) a range of residential types, sizes and densities to satisfy the different lifestyles and circumstances of the people of the District;
- (c) development of buildings and properties which are in keeping with the character and scale of the surrounding residential area;
- (d) avoidance of activities which have the potential to give rise to adverse effects (e.g. noise, dust, smoke, odour, glare, visual detracting) on a scale or at a level which is incompatible with residential areas;
- (e) protection of amenity for residential properties and public open space within residential areas;
- (f) distribution of public open spaces to meet the active and passive recreation needs of the community;
- (g) a range of complementary activities which support and enhance the residential function of the area (such as dairies, community services, places of assembly, places of worship, and recreational, educational and healthcare facilities);
- (h) a range of business activities that are operated and managed in such a way that their effects are compatible with the residential character and amenities of the area;
- (i) preservation of buildings, places and other items which have special heritage or cultural value.

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- (j) residential expansion in a manner that maximises the efficient use of existing infrastructure and services;
- (k) residential design and development that takes into account the principles of energy efficiency;
- (l) safe and efficient vehicular and pedestrian access and movement.
- (m) no buildings constructed on unstable or hazard prone land.

3.2.3 COMMERCIAL MANAGEMENT AREAS

"Commercial Management Areas" are those areas within the District's urban centres that are generally business oriented and contain activities including shops, commercial services, professional trades and offices, distribution and light manufacturing. The level of amenity and environmental quality expected by the community in these areas reflects the predominantly commercial character of such areas.

The following characteristics are sought in the District's Commercial Management Areas:

- (a) a predominance of commercial activities;
- (b) a range of commercial activities of different types and sizes;
- (c) development of buildings and properties which are in keeping with the character, design and scale of the surrounding commercial area;
- (d) avoidance of activities which have the potential to give rise to adverse effects (e.g. noise, dust, smoke, odour, glare, visual detracting) on a scale which is incompatible with the surrounding commercial area;
- (e) protection of an acceptable level of amenity for residential activities existing in or adjoining commercial areas;
- (f) public open space and landscaped areas for the enjoyment of workers and visitors to commercial areas;
- (g) preservation of buildings, places and other items which have special heritage or cultural value.
- (h) a range of complementary activities which support or enhance the commercial function of the area, including residential activities and other facilities where their effects are compatible with the commercial character and amenities of the area and will not adversely affect the ability of commercial activities to function efficiently and effectively;
- (i) consolidation of commercial activities in a manner which maximises the efficient use of existing infrastructure and services;
- (j) suitably serviced land is available for commercial development;
- (k) safe and efficient vehicular and pedestrian access and movement.

- (l) no buildings constructed on unstable or hazard prone land.

3.2.4 INDUSTRIAL MANAGEMENT AREAS

"Industrial Management Areas" are those parts of the District that generally contain industrial and manufacturing activities and some supporting commercial services. These industrial activities have the potential to cause significant adverse effects if located in proximity to incompatible activities, such as residential and commercial land uses. Previous planning regimes have, therefore, directed industrial activities to locate together in areas remote from residential and commercial activities so as to minimise such effects. This general trend will be continued under this District Plan's effects-based approach to resource management, not only to avoid or mitigate adverse effects on surrounding areas but also to ensure that adequate and appropriate services can be economically provided to such industrial areas.

The following characteristics are sought in the District's Industrial Management Areas:

- (a) a predominance of industrial activities;
- (b) a range of industrial activities of different types and sizes;
- (c) a range of complementary activities which support and enhance the industrial function of the area, including residential and business activities and other facilities where this will not adversely affect the ability of industrial activities to function efficiently and effectively;
- (d) avoidance of development which would unacceptably lower accepted levels of amenity in industrial areas, unless mitigation measures can be put in place.
- (e) protection of an accepted level of amenity for adjoining residential, rural or commercial areas;
- (f) public open space areas and landscaped areas for the enjoyment and amenity of people working in industrial areas;
- (g) consolidation of industrial activities in a manner which maximises the efficient use of existing industrial infrastructure and services;
- (h) an adequate supply of suitably serviced land available for industrial development;
- (i) safe and efficient vehicular and pedestrian access and movement;
- (j) no buildings constructed on unstable or hazard prone land;
- (k) preservation of buildings, places and other items which have special heritage or cultural value.

3.2.5 SETTLEMENT MANAGEMENT AREAS

"Settlement Management Areas" apply to those small rural settlements in the District which are serviced by community sewerage and/or water supply schemes. There are numerous other small rural settlements scattered throughout the District which

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have been included in the Rural Management Area rather than the Settlement Management Area as they do not have community sewerage and water services and are therefore less suitable for close development. The settlements in the Settlement Management Area contain a mixture of rural, residential, commercial and industrial activities and they serve a vital social, economic and cultural function for the community. The level of amenity and environmental quality expected by the community in these settlements reflects the mixed use (or semi-rural) character of such areas.

The following characteristics are sought for the District's Settlement Management Areas:

- (a) a range of residential, commercial and industrial activities that are developed and managed in such a way that their effects are compatible with the character and amenities of the settlement;
- (b) a range of complementary activities which support or enhance the area, including public open space and community facilities;
- (c) avoidance of activities which have the potential to give rise to adverse effects (e.g. noise, dust, smoke, odour, glare, visual detraction) on a scale which is incompatible with the surrounding area;
- (d) protection of amenity for residential properties and public open space;
- (e) preservation of buildings, places and other items which have special heritage or cultural value;
- (f) where reticulated services exist, the consolidation of activities in a manner which maximises the efficient use of existing infrastructure and services;
- (g) where reticulated services do not exist, the development of activities and buildings only where:
 - (i) on-site disposal of effluent occurs without causing (or potentially causing) adverse environmental effects; and
 - (ii) this will not lead to demands for the uneconomic establishment or extension of services;
- (h) safe and efficient vehicular and pedestrian movement;
- (i) no buildings constructed on unstable or hazard prone land;
- (j) preservation of the predominantly natural character of the coastal environment in the vicinity of Akitio.