




APPENDIX 3 – PROPOSED PROVISIONS

MARKED UP TEXT - HEARINGS

Key

 – not part of PC51

 – altered by Submission 1 – Transpower New Zealand Limited

 – altered by Submission 2 – Powerco Limited

Underlined – altered from operative text

Assessment Criteria

Delete Chapter 23 – Assessment Criteria

Addition to Chapter 14 – Earthworks

Policy 14.3.3 Maori values and earthworks.

To mitigate any potential effects on cultural values and tangata whenua where large scale earthworks are proposed, including by:

- i. Incorporating ~~Incorporate~~ Maori tangata whenua cultural values and practices into large scale earthworks and land modification methods, ~~and within areas of cultural significance,~~
- ii. requiring cultural and/or archaeological assessments,
- iii. enabling site access and appropriate site work observation for tangata whenua.

Addition to Chapter 4 – Residential Environment

4.4.3 Restricted Discretionary Activities.

The following are restricted discretionary activities in the Residential zone:

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- d. Any activity which does not comply with the standard for accessory buildings located in front of the principal building.

Council restricts its discretion to the following matters

- i. The site topography.
- ii. Lack of rear access for accessory buildings.
- iii. Where the majority of neighbouring accessory buildings already encroach the standard.
- iv. The proposed compatibility of colour and construction of the accessory buildings on the site.

- iv. Built in the same or-similar style and materials to that of the predominant building on the lot.

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Methods

Delete Chapter 24 - Methods

Definitions

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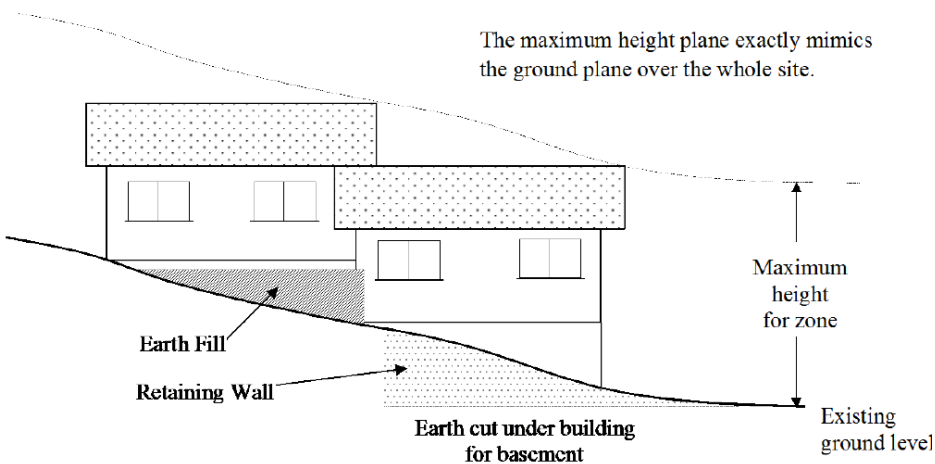
Access management: A CPTED design principle that promotes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from entrances to and between public and private space.	PC 27
Access strip*: means a strip of land created by the registration of an easement in accordance with Section 237B for the purpose of allowing public access to or along any river, or lake, or the coast, or to any esplanade reserve, esplanade strip, other reserve, or land owned by the local authority, or land owned by the Crown (but excluding all land held for a public work except land held, administered, or managed under the Conservation Act 1987 and the Acts named in the First Schedule to that Act).	
Accessory building: means any building or structure on a site which is detached from and the use of which is incidental to and <u>does not share a roof or wall with that of</u> the principal building/s or structure/s on the site; and in relation to a site on which no building or structure stands, means a building or structure the use of which is incidental to the permitted use <u>any activity permitted</u> on the site, <u>excludes fences and retaining walls under 1.5 meters in height.</u>	
Act/RMA: means the Resource Management Act 1991 and any amendments to that Act.	
Activities: means the use, development, redevelopment or modification of land, or buildings, or structures, or utilities for residential, commercial, educational, community, industrial, farming of crops, raising of poultry or animals, forestry, recreation or tourism purposes, including earthworks and vegetation clearance, but excluding cultivation of land and domestic gardening activities.	
Adaptive reuse: An activity which involves no change to culturally significant fabric, changes which are substantially reversible or changes which make a minimal impact.	PC 29
Addition: The action or process of adding something to something else.	PC 29
AEP (Annual Exceedance Probability): means the probability of exceedance of a given occurrence, generally a storm, within a period in one year (1% AEP is equivalent to a 1 in 100 years storm event).	PC 21 PC 27
Aircraft hangar dwellings – means a single residential dwelling either substantially attached to or located within an aircraft hangar	PC 35

dwelling. Aircraft stored in the hangar shall be flight worthy and owned by the principle dwelling resident.	
Airport operations activities: means activities that are related to the operation of the airport, including, but not limited to activities within or associated with flight terminals, car parking facilities, vehicle rental facilities, flight schools, aeronautical fuel and mechanical services, hangars, rotary and fixed wing aviation services, and aero clubs.	PC 35
<p>Allotment: Has the same meaning as in the Resource Management Act 1991 <u>In this means</u></p> <p><u>(a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not</u></p> <ul style="list-style-type: none"> i. <u>the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</u> ii. <u>a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</u> <p><u>(b) any parcel of land or building or part of a building that is shown or identified separately</u></p> <ul style="list-style-type: none"> i. <u>on a survey plan; or</u> ii. <u>on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or</u> <p><u>(c) any unit on a unit plan; or</u></p> <p><u>(d) any parcel of land not subject to the Land Transfer Act 1952.</u></p>	PC 27
Alteration: Change in character or composition, typically in a comparatively small but significant way.	PC 29
<p>Ancestral Land means</p> <p>1. Maori land as defined under Te Ture Whenua Maori Land Act 1993 or</p> <p>2. Land returned via Treaty Settlement Claims process.</p>	PC 37
Antenna or Aerial: means the part of a radio communication or telecommunication apparatus used or intended for transmission or reception, including dishes, panels and aerials (i.e an array of wires, rods or tubes). They include the antenna mounting and ancillary	PC 44

components such as radio frequency units, amplifiers, controller boxes, or similar devices, but not any supporting mast or similar structure.	
Arborist: means a person who, through experience and qualification, is considered by Council to hold specialist knowledge and expertise in the maintenance of trees generally or the maintenance of protected trees.	PC 31
<p>Archaeological site: As defined under <u>the Heritage New Zealand Pouhere Taonga Act 2014</u></p> <ul style="list-style-type: none"> • <u>means, subject to section 42(3),—</u> <ul style="list-style-type: none"> • <u>(a) any place in New Zealand, including any building or structure (or part of a building or structure), that—</u> <ul style="list-style-type: none"> • <u>(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and</u> • <u>(ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and</u> • <u>(b) includes a site for which a declaration is made under section 43(1)</u> <p>the Historic Places Act 1993, means any place in New Zealand that</p> <p>a. either:</p> <p>i. was associated with human activity that occurred before 1900; or</p> <p>ii. is the site of the wreck of any vessel where that wreck occurred before 1900; and</p> <p>b. is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.</p>	
Artificial Crop Protection Structures: means structures built to protect crops and/or enhance growth (excluding greenhouses).	PC 36
Artist's studio: means a workroom used for artistic pursuits, and may include an area for the display and sale of art.	PC 21

<p>Assessment of Environmental Effects (AEE) or Environmental Impact Assessment (EIA): means an assessment, prepared in accordance with the Fourth Schedule of the Act, of any actual or potential effects an activity may have on the environment, and the ways in which adverse effects may be avoided, remedied or mitigated.</p>	
<p>B</p>	
<p>Bed*: means</p> <p>a. in relation to any river—</p> <ul style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks: ii. in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and <p>b. in relation to any lake, except a lake controlled by artificial means,—</p> <ul style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin: ii. in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and <p>c. in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</p> <p>d. in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</p>	
<p>Boundary: means the surveyed lines which show the spatial extent of the site.</p>	
<p>Boundary adjustment: The amendment of the location of contiguous boundaries in accordance with the provisions of this Plan</p>	<p>PC 27</p>

on a Computer Freehold Register without creating additional numbers of allotments.	
Boutique retail activities: means a small business, with a maximum floor area of 200m ² , offering specialist products and/or services.	PC 21
<p>Building: means any enclosed or partially enclosed structure erected, with a roof, and <u>that</u> is fixed to land. For the purpose of this Plan, this excludes:</p> <p>a. Any retaining wall less than 1.5m in height measured from the lowest adjoining ground level.</p> <p>b. Any fence or wall (other than a retaining wall) less than 2.0m in height measured from the lowest adjoining ground level.</p> <p>c. Any pool or tank which is less than 1.0m in height measured from the lowest adjoining ground level.</p>	
<p>Building hHeight: means <u>in relation to a building or structure the vertical distance between the existing ground level at any point and the highest part of the building immediately above that point. (See diagram below).</u> excluding: (excluding</p> <ul style="list-style-type: none"> • chimneys, • radio and television aerials, • antennas, • satellite dishes under 1m diameter, • poles, • lattice masts up to 15 metres in height and • 0.25m² cross sectional area flagpoles other decorative features and • solar heating panels} <p>For the purposes of this definition, existing ground level means the level of the ground before the commencement of any earthworks for the development of the building platform. (See diagram below).</p>	

 <p>The maximum height plane exactly mimics the ground plane over the whole site.</p> <p>Maximum height for zone</p> <p>Existing ground level</p> <p>Earth Fill</p> <p>Retaining Wall</p> <p>Earth cut under building for basement</p> <p>at any point, the vertical distance between that point and the existing ground level directly below that point. The maximum height of a building, therefore, is measured to the highest point of the building where the vertical distance between this point and the existing ground level below is the greatest.</p>	
<p>Building height (Display frontage streets): means the height of the façade measured from the average of the street level between the two front corners of the site along each frontage. Where the level difference exceeds 0.5 metres, then the minimum height shall be measured from 0.25 metres from the highest corner, and the maximum height shall be measured from 0.25 metres above the lowest point.</p>	<p>PC 50</p>
<p>Building maintenance and minor works: with regard to the provisions for Flood Area A and B, means activities required to restore to a good or sound condition after decay or damage with similar materials. This includes internal refurbishment and internal alteration, and excludes additions to the exterior footprint.</p>	<p>PC 33</p>
<p>Building platform: An actual or potential area identified as being suitable for future building activity in accordance with the provisions of this Plan.</p>	<p>PC 33</p>
<p>C</p>	

<p>Central business district: <u>Town Centre:</u> For heritage purposes, the central business district <u>Town Centre</u> is the area covered by the Central Commercial zone, Arts and Commercial zone and Riverfront zone.</p>	PC 29
<p>Coastal marine area*: means the foreshore, sea bed and coastal water, and the air space above the water: a. of which the seaward boundary is the outer limits of the territorial sea;</p> <p>b. of which the landward boundary is the line of mean high water springs, except where that line crosses a river, the landward boundary at that point must be whichever is the lesser of:</p> <p>i. one kilometre upstream from the mouth of the river; or</p> <p>ii. the point upstream that is calculated by multiplying the width of the river mouth by five.</p>	
<p>Commercial activities: means the use of land or buildings for activities operated principally for the exchange of goods or service or both, eg retail shops and outlets, banks, food and beverage outlets and other retail and service activities including service stations, tourist facilities, visitor accommodation, cinemas, professional and administrative offices, but excludes funeral parlours.</p> <p>Funeral parlours are not included in this definition. Please refer to definition of "Manufacturing activities".</p>	
<p>Commercial Boating Activities: means activities involving the use of the surface of water for boating operations undertaken for hire or reward by means of any type of powered vessel or equipment designed to be used for floatation and navigation on or through the surface of water, and includes any aircraft whilst such aircraft is on the surface of the water.</p>	PC 41
<p>Commercial parking lot: means a site, under private or Council ownership, laid out, developed and used, or intended to be laid out, developed and used, for the parking of vehicles for a fee.</p>	
<p>Commercial Scale (Renewable Energy Generation): means large scale renewable energy generation development for the primary purpose of supplying the distribution network. The generation of renewable energy can occur from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave or ocean current energy sources.</p>	PC 44
<p>Community activities: means any land and/or building used, or intended to be used, as a recreation facility, place of assembly,</p>	PC 26

healthcare facility, day-care facility, community policing centre, educational facility or marae.	
Community Message Sign: means a sign that is not put up for Commercial purposes and contains information on the following: <ul style="list-style-type: none"> a. The District; b. The District boundaries; c. Attractions within the District; d. Election information; e. A public health or safety message; or f. A government message. 	PC 42
Comprehensive structure plan: means a plan of the intended subdivision, infrastructure provisions and future activities proposed for the entire Coastal Residential zone including the following; the size and layout of allotments, the alignment and geometry of roads, pedestrian access routes, and public reserves.	
Conjoined Joined multi-unit developments: means three <u>two</u> or more dwellings that are located on one site where each dwelling includes one or more common partition.	PC 26
Connectivity: The state or degree of being connected or interconnected with regard to transport, social, recreation and infrastructure systems.	PC 27
Conservation: In relation to Chapter 9 – Cultural Heritage as defined under the <i>ICOMOS New Zealand Charter for The Conservation of Places of Cultural Heritage Value</i> , means the process of caring for a place so as to safeguard its cultural heritage value.	
Conservation plan: means a document which identifies the heritage significance and values of a registered item or area and contains policies which guide any significant work or alteration that is to be carried out in the future use and development of that registered item or area.	PC 29
Conservation report: <u>In relation to Chapter 9 – Cultural Heritage</u> means a document identifying the heritage features of a building or area and appropriate management steps.	PC 29
Conservation work: means any public or private work, excluding production forestry, consisting of structures, or planting, designed to	

protect land and property from erosion, subsidence, landslip, flooding or other natural events.	
<p>Contaminated site land: <u>as defined under the Resource Management Act 1991 means land that has a hazardous substance in or on it that</u></p> <p>a. <u>has significant adverse effects on the environment; or</u></p> <p>b. <u>is reasonably likely to have significant adverse effects on the environment</u></p> <p>means land that has been made unsafe, or is potentially unsafe, for human activities, due to the presence of toxic substances, and must require special treatment to remove or contain the contamination.</p>	
<p>Contributory building: In relation to built heritage in Chapter 9 – Cultural Heritage means buildings which make a contribution to the streetscape when read in conjunction with Class A or B buildings.</p>	PC 29
<p>Council: means the Whanganui District Council, or any committee, sub-committee or person to whom the Council's powers, duties and discretion under the Plan have been delegated lawfully pursuant to the provision of any Act.</p>	
<p>CPTED: (Crime Prevention through Environmental Design) The discouragement of antisocial behaviour through design of the built environment using principles based on access management, defining public and private space, and passive surveillance.</p>	PC 27
<p>Critical infrastructure: with regard to the provisions for Flood Risk Area A and B, means infrastructure necessary to provide services which, if interrupted, would have a serious effect on the people within the Region or a wider population, and which would require immediate reinstatement. Critical infrastructure includes infrastructure for:</p> <p>(a) electricity substations,</p> <p>(b) strategic road and rail networks (as defined in the Regional Land Transport Strategy).</p> <p>For the purposes of the provisions in the Flood Areas A and B, telecommunications as defined under section 5 of the Telecommunications Act 2001 are expressly excluded from the definition of 'critical infrastructure'.</p>	PC 33

<p>Cul de sac: An enclosed local road that connects to another road at only one <u>vehicle access</u> point, AND includes roads that provide the sole means of gaining access to the roading network for other one connection roads, but have only one connection to a through road.</p>	
<p>Cultural heritage significance or value: As defined under the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social and community esteem, traditional or other special cultural significance, associated with human activity.</p>	
<p>D</p>	
<p>Demolition: <u>In relation to Chapter 9 – Cultural Heritage:</u> Defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area in whole.</p>	<p>PC 29</p>
<p>Development: means <u>any use of land involving the erection, alteration, addition, repair, maintenance, or relocation of a building or buildings on a site.</u></p> <p>a. Any erection, reconstruction, placement, alteration, extension, removal, or demolition of any structure in, on, under, or over the land; or</p> <p>b. Any excavation, drilling, tunnelling, or other disturbance of the land; or</p> <p>c. Any destruction of, damage to, or disturbance of, the habitats of plants or animals in, on, or under the land; or</p> <p>d. Any deposit of substance in, on, or under the land; except where these activities are carried out as part of a subdivision which is subject to the rules of the District Plan and the provisions of the Resource Management Act 1991¹</p>	
<p>Display frontage street: The display frontage streets collectively form the heart of the city. These streets have standards for continuous building facades, verandah and retail frontage, which contribute strongly to the character and vibrancy of the city centre.</p>	<p>PC 49</p>

¹ S2 - Powerco Limited

<p>Display frontage streets in the Central Commercial zone</p> <p><i>Guyton Street both sides – St Hill Street to Wicksteed Street</i></p> <p><i>Maria Place both sides – St Hill Street to Watt Street</i></p> <p><i>Ridgway Street both sides – St Hill Street to Drews Avenue</i></p> <p><i>Victoria Avenue both sides – Taupo Quay to Guyton Street</i></p>	
<p>Domestic Scale (Renewable Energy Generation) means small scale renewable energy generation development for the primary purpose of using or generating electricity on a particular site (single household or business premise) with or without exporting back into the distribution network. The generation of renewable energy can occur from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave or ocean current energy sources.</p>	PC 44
<p>Drip line: means the ground surrounding a protected tree that is covered by the canopy plus a 0.5 metre buffer zone. Columnar Trees' drip line shall be a third of the height of the tree either side of the centre of the tree.</p>	PC 31
<p>Dwelling unit: <u>has the same meaning as Dwelling House as defined under the Resource Management Act 1991:</u></p> <p><u>means any building, whether permanent or temporary, that is occupied, in whole or in part, as a residence; and includes any structure or outdoor living area that is accessory to, and used wholly or principally for the purposes of, the residence; but does not include the land upon which the residence is sited</u></p> <p>means any building, structure or craft, whether permanent or temporary, intended to be occupied or used, in whole or in part, for human habitation by a household.</p>	
<p>E</p>	
<p>Earthworks: means any modification to land associated with development, and includes the digging, cutting, trenching, levelling, filling, blading, boring, cultivation, drilling, excavation, ripping, moving, placing, removing, replacing, thrusting or re-contouring of land and associated vegetation removal, and includes other activities normally associated with excavation. Apart from activities</p>	PC 43

within the National Grid Yard, this but excludes domestic gardening, farming rural activities, quarrying or forestry activities.	
Educational facilities: means a place of learning and instruction, at pre-school, primary, intermediate, secondary or tertiary level.	
<p>Effect*: unless the context otherwise requires, the term effect includes: <u>means:</u></p> <ul style="list-style-type: none"> a. any positive or adverse effect, and b. any temporary or permanent effect, and c. any past, present, or future effect; and d. any cumulative effect which arises over time or in combination with other effects regardless of the scale, intensity, duration, or frequency of the effect, and also includes: <ul style="list-style-type: none"> i. any potential effect of high probability, and ii. any potential effect of low probability which has a high potential impact. 	
Electricity lines: All National Grid, sub-transmission and distribution lines that primarily transmit and distribute electricity	PC 44
Entranceway features: A physical construction designed to advertise or augment the amenity of a road entranceway into a subdivision development.	
Entrance Strip: means a strip of land which extends from a public road to a rear site to provide a legal right of way or access to that rear site.	
<p>Environment*: includes <u>means:</u></p> <ul style="list-style-type: none"> a. ecosystems and their constituent parts, including people and communities; and b. all natural and physical resources; and c. amenity values; and d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters. 	

<p>Esplanade Reserve*: means a reserve within the meaning of the Reserves Act 1977:</p> <p>a. which is either:</p> <p>i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</p> <p>ii. a reserve vested in the Crown or a regional council under section 237D; and</p> <p>b. which is vested in the territorial authority, regional council or the Crown for a purpose or purposes set out in section 229</p>	
<p>Esplanade Strip*: means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.</p>	
<p>Excavation: has the same meaning as ‘Earthworks’.</p>	<p>PC 43</p>
<p>Existing ground: For the purposes of</p> <ul style="list-style-type: none"> • <u>In relation to Rule 44.9.2 11.7.3</u> means the level of ground when the subject allotment/s were created, and any works permitted by a Building Consent to establish building foundations. • <u>In relation to Building Height existing ground level means the level of the ground immediately preceding any earthworks for the development of a new building platform.</u> 	<p>PC 33</p>
<p>F</p>	
<p>Financial contribution*: Financial Contributions has the meaning set out in section 108 (9) of the Resource Management Act 1991 or its amendments. <u>means:</u></p> <p>a) Money; or</p> <p>b) land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993 unless that Act provides otherwise; or</p> <p>c) a combination of money and land</p>	

Finished ground level: means the level of ground, whether cut or fill, as a result of earthworks.	PC 33
Flood Risk Area A: means the area between the Whanganui River or tributaries and the line marked as 'Flood 100 Year Event' on the District planning maps.	PC 33
Flood Risk Area B: means the area between the lines marked as 'Flood Level 200 Year Event' and 'Flood Level 100 Year Event' on the District planning maps.	PC 33
<p>Forestry: means activities associated with all planting of trees for carbon sequestration purposes or production forestry including associated activities of tracking, earthworks, land preparation, planting, pruning, thinning, clearing understorey (indigenous and exotic species), and harvesting, but excludes shelterbelts, planting for soil conservation purposes, and planting to form property boundaries, and excludes milling and other processing activities of the wood product.</p> <p>Note that forestry of native trees has additional requirements in the Horizons One Plan and the Forest Act 1993.</p>	PC 45
Full Time Equivalent staff member (FTE): means the number of staff working 8 hours a day for 5 days out of 7 from the site.	PC 44
Freeboard: means the distance measured from the top of the estimated flood water of the 200 year flood event to the building platform level, or the underside of the flood joists or the top of the floor slab, whichever is applicable as shown below: (find image)	PC 33
G	
GIS: means geographical information system - an electronic system of information storage, retrieval and presentation used by Council.	
Geopreservation site: means a site or features with archaeological, geological, landscape or scientific value considered to be worthy of protection from development.	
Gross floor area (GFA): means the sum of the total area of all floors in all buildings on a site measured from the exterior faces of	PC 44

<p>the exterior walls or from the centre lines of walls separating two buildings. The gross floor area of a building shall not include:</p> <p>a. Uncovered stairways.</p> <p>b. Floor space in terraces (open or roofed), external balconies, breezeways, canopies or porches.</p> <p>c. Lift towers and machinery rooms on the roof having a floor area of not more than 200m².</p> <p>d. Car parking areas.</p>	
H	
<p>Habitable room: means a space used for activities normally associated with domestic living or community activities, but excludes any bathroom, laundry, water-closet <u>toilet room</u>, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.</p> <p>Note that this definition is based on the Building Code definition of 'Habitable Space'.</p>	
<p>Hapū: means a sub-tribe of Iwi, and is made up of a group of families with a common ancestor.</p>	PC 50
<p>Hazardous facilities: means any activity, site, building, installation or vehicle associated, or intended to be associated, with the use, storage, handling or disposal of hazardous substances, but does not include the following:</p> <p>a. incidental use or storage of hazardous substances in domestic scale quantities;</p> <p>b. trade waste sewer and waste treatment or disposal facilities, due to the difficulty of identifying the quantity and nature of the substances involved;</p> <p>c. storage or use of hazardous consumer products for private domestic purposes, because the degree of hazard is generally below the scale of potential effects considered by the HFSP;</p> <p>d. retail outlets for the domestic usage sale of hazardous substances (eg supermarkets, hardware shops, pharmacies),</p>	Planned PC

<p>because storage of hazardous substances is generally in small packages;</p> <p>e. facilities using genetically modified or new organisms;</p> <p>f. developments that are, or may be, hazardous but do not involve hazardous substances (eg mineral extraction, high voltage transmission lines, radio masts, electrical substations). These are controlled by other District Plan provisions;</p> <p>g. dust explosions;</p> <p>h. gas and oil distribution systems;</p> <p>i. fuel in motor vehicles, boats and small engines such as weed eaters, lawnmowers, chainsaws etc;</p> <p>j. the transportation, storage, and/or use in any zone of hazardous substances in association with temporary military training activities.</p>	
<p>Hazardous substance*: includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance.</p>	<p>Planned PC</p>
<p>Healthcare facilities: means any land or building used, or intended to be used, for the provision of professional and/or associated services to care for the physical and mental well-being of people, and includes hospitals, psychiatric units, clinics, polyclinics, medical rooms, laboratories, diagnostic and radiology treatment premises, and residential units for people requiring care, attention and counselling, with or without the administration of medication, <u>but excludes facilities used for the promotion of physical fitness or beauty.</u></p>	
<p>Historic heritage: means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:</p> <p>i. archaeological</p> <p>ii. architectural</p> <p>iii. cultural</p> <p>iv. historic</p> <p>v. scientific</p> <p>vi. technological; and</p>	<p>PC 29</p>

<p>includes</p> <ul style="list-style-type: none"> • historic sites, structures, places, and areas; and • archaeological sites; and • sites of significance to Māori, including wāhi tapu; and • surroundings associated with the natural and physical resources. 	
<p>Heritage item: A landscape, place, precinct, work, monument, structure or building of historical architectural, archaeological, aesthetic, social, cultural, technical, scientific or natural heritage significance.</p>	<p>PC 29</p>
<p>Heritage fabric: Any physical structure, fixture, fitting, feature, material, or finish which is associated with the heritage item. In relation to the interior of buildings, heritage fabric also includes the dimension of spaces and the relationship between spaces (floor plan). Original heritage fabric is any such physical element which was an integral part of the initial heritage item. Subsequent changes to and additions of such physical elements which contribute to the record of the historic development of the heritage item are also considered to be part of the heritage fabric. This includes the aggregate effect of material weathering and wear due to historic use.</p>	<p>PC 29</p>
<p>Home occupation: means a craft or small business <u>operated typically from home in a designated area of the dwelling or ancillary building, which</u> This typically includes art/pottery studio, dressmaking, hairdressing, teaching of speech, drama, <u>and or</u> music, working from home in an office, and the production and sale of goods and services that have been substantially made, repaired, or restored on the site (excluding vehicle repair <u>and vehicle sales</u>), <u>includes home stays and farm stays for up to five paying guests</u> and which are clearly incidental and secondary to the use of the property for residential activities.</p> <p>a. is <u>are</u> clearly incidental and secondary to the use of the dwelling (as a dwelling);</p> <p>b. conforms to conditions and terms specified in the Plan.</p> <p>This definition includes home stays and farm stays for up to five paying guests.</p>	<p>PC 26</p>
<p>Houseboat: means a vessel intended for accommodation which is permanently or semi-permanently moored.</p>	

I	
Industrial activities: has the same meaning as 'Manufacturing Activities'.	Planned PC
Infrastructure facilities: means any land, building, installation, device, reticulation line to support land use activities and to provide for the convenience, health and welfare of people and communities, and includes roading, bridges, water supply, liquid and solid waste collection, treatment and disposal systems, network utilities, defence facilities, open space, sports fields and other similar facilities.	PC 44
Intensive farming: means the intensive farming of animals, birds and plants which are not principally dependent on fertile soils, and which may be <u>are</u> predominantly carried out under building cover, or non-grassed feed lots, eg poultry farming, rabbit farming, fitch farming, mushroom farming, intensive pig farming, but does not include glasshouses and plant nurseries.	
Inventory item: Any heritage item, group or area identified in an Appendix relevant to Cultural Heritage Chapter 9 – <u>Cultural Heritage</u> .	PC 29
Issue: For the purposes of this Plan, means an existing or potential problem that must <u>to</u> be resolved to promote the purpose of the RMA. However, issues can also be positive opportunities that if taken advantage of can assist in promoting the purpose of the RMA.	
Iwi: means major tribes who are Tangata Whenua.	PC 50
K	
Kaitiaki: means the Tangata Whenua guardian who has ancestral authority and responsibility for the management of resources.	PC 50
Kaitiakitanga*: <u>as defined under the RMA</u> means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maori in relation to natural and physical resources; and includes the ethic of stewardship.	PC 50

Kaumatua housing: means housing for Maori elders.	PC 50
Kawanatanga: means the act of governing, or government.	PC 50
L	
LAFmax: means the maximum noise level, measured in decibels, which is permitted at any time.	PC 41
L10 is that sound level which is equalled or exceeded 10% of the total measurement time.	PC 41
L95 is that sound level which is equalled or exceeded 95% of the total measurement time.	PC 41
LAeq: means the time-averaged sound level (or equivalent sound level) that has the same mean square sound pressure level as the time-varying sound level under consideration.	PC 41
Lake: means any body of fresh water which is entirely or nearly surrounded by land.	
Landfill: means a site identified, designed and managed for the long term use, or intended use , for the permanent disposal of non-hazardous domestic and industrial wastes.	
Lifestyle Development: means development in any rural zone where the predominant purpose for the site is rural residential living rather than rural production activities.	PC 36
<p>Lines: (a) means a wire or a conductor of any other kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sounds, instruction, information, or intelligence of any nature by means of any electromagnetic system; and</p> <p>(b) includes—</p> <p>(i) any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any of those wires or conductors; and</p> <p>(ii) any part of a line</p>	PC 44

Liveability: The quality of life and sense of wellbeing provided by built form, accessibility, positive social interaction, quality public spaces and a clean environment.	PC 27
Liveable streets: Roads that are designed around the needs of people as opposed to cars, that promotes a sense of place and community interaction, and is safe for all.	PC 27
<p>Lmax: means the maximum noise level, measured in decibels, which is permitted at any time. L10 is that sound level which is equalled or exceeded 10% of the total measurement time.</p> <p>L95 is that sound level which is equalled or exceeded 95% of the total measurement time.</p> <p>Lmax is that maximum sound level measured during a stated time period.</p>	
Loading bay: means that part of the <u>a road</u> , site or building where space has been, or is to be, provided and set aside for the sole purpose of loading and unloading of goods or other deliveries from/to vehicles.	
Local purpose reserve: means land which is vested in the Council or other public authority, used, or intended to be used, for open space and recreation purposes, to serve the population living in the immediate neighbourhood.	
Low impact design/development: An engineering approach to land development and stormwater management that recognises and provides for the value of natural systems in order to mitigate environmental impacts and enhance local amenity and ecological values	PC 27
M	
Maintenance: In relation to lawfully established network utility structures means works including repair performed to preserve the efficacy of function of a structure without altering the type or intensity of use for which the structure is utilised	PC 25
Maintenance plan: <u>in relation to Chapter 9 – Cultural Heritage</u> means a document which sets out how the protective care and repair of major elements of a registered <u>heritage</u> item or area,	

including roof, verandah, facade, window, door and external colour scheme is to be carried out in order to protect the identified cultural heritage values of the registered item or area on an ongoing basis.	
<p>Mainstreet approach: The main street approach is the term used for community-driven, comprehensive strategies that are used to revitalise downtown and neighbourhood business districts. The approach continues by having commercially coordinating activities, strategies and management of the areas.</p> <p>‘Mainstreet Wanganui’ is an Incorporated Society and was established in 1991 to promote and enhance Wanganui’s central business district.</p>	
Mana Whenua*: <u>as defined under the RMA</u> means customary authority exercised by an iwi or hapū in an identified area.	
Manufacturing activities <u>(also relating to the arts):</u> means any activity which involves the processing, production, assembly, packaging, testing, repair, storage of materials, goods, products, vehicles and/or equipment (includes funeral parlours and living quarters for a caretaker).	
Manufacturing activities relating to the arts: means any activity that involves the processing, production, assembly, repair, storage of materials, goods and products, related to the arts.	
Marae: The land and buildings (meeting house/ wharenui, kitchen and dining hall/ wharekai, ablutions block/ wharepaku) generally associated with gatherings and meetings and programmes of tangata whenua, hapū or whanau for religious, educational, community purposes.	PC 50
Market activities: means any food and beverage outlets, retail activities and artist’s studios located in a temporary structure within the Riverfront zone.	PC 49
Mast: means any pole, tower or similar structure which is fixed to the ground and specifically designed to carry antennas or aerials to facilitate the transmission of telecommunications and radio communication signals.	PC 44
Method: For the purposes of this Plan, means the specific actions to implement policies. A range of methods are applicable for each policy and the same method may be used to implement a number of policies. Not all methods will be implemented through the District Plan.	

Minor dwellings (granny flats): A self-contained unit accessory to the principal dwelling, and located on the same allotment that has a shared access way with the principal dwelling.

PC 26

Minor upgrades: In relation to Chapter 11 – Natural Hazards means increasing the carrying capacity or efficiency of an existing network utility while the effects of that utility remain the same or similar in character, intensity and scale. Examples of minor upgrading include:

For electricity and telecommunication lines:

- (a) Adding circuits and conductor to electricity and telecommunications lines.
- (b) Reconductoring lines with higher capacity conductors.
- (c) Resagging conductors.
- (d) Bonding of conductors.
- (e) Adding longer or more efficient insulators.
- (f) Adding earthwires to electricity lines, which may contain telecommunication lines, earthpeaks and lightning rods.
- (g) Adding electrical or telecommunication fittings.
- (h) Replacement of cross arms with cross arms of an alternative design.
- (i) Support structure replacement within the existing alignment of the line or within 5m of the existing support structures being replaced.
- (j) An increase in support structure height required to achieve compliance with

NZEC34:2001

- (k) An increase in support structure height by no more than 15% of the base height of the support structure, and where the base height is defined as the height of the structure at the date of public notification of the Plan.

<p><u>Minor upgrading shall not include an increase in the voltage of an electricity line unless the line was originally constructed to operate at the higher voltage but has been to operating at a reduced voltage.</u></p> <p><u>Other infrastructure:</u></p> <p><u>(l) Widening of existing roads</u></p> <p><u>(m) Improvements to existing rail lines and yards².</u></p>	
<p>With regard</p> <p>to the provisions for Flood Risk Area A and B, means works to provide for an increase in carrying capacity, efficiency, or security of infrastructure facilities, utilising existing support structures or structures of a similar scale or character and includes the:</p> <ul style="list-style-type: none"> (i) addition of circuits and/or conductors; (ii) reconductoring of the line with higher capacity conductors; (iii) resagging of conductors; (iv) addition of longer more efficient insulators; (v) addition of earthwires (which may contain telecommunication lines, earthpeaks and lightning rods); (vi) replacement or alteration of an existing telecommunication antenna. (vii) widening of existing roads. (viii) Improvements to existing rail lines and yards. <p>Minor upgrading does not include an increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage.</p>	
<p>Minor upgrading: In relation to lawfully established network utility structures in a Land Stability Assessment area means to expand the capacity of an existing structure, where the effects that result from the process are the same or similar in character, scale and intensity</p>	

² S2 – Powerco Limited

as those that existed at the 2nd November 2012 or prior to the commencement of the minor upgrading for activities established after 2nd November 2012.	
<p>Minor works and maintenance:</p> <ul style="list-style-type: none"> • Cleaning or washing with materials or techniques not detrimental to the heritage fabric. • General maintenance and/or minor repair where minor repair means the repair of materials by patching, piecing-in, splicing and consolidating existing materials and including minor replacement of minor components such as individual bricks, cut stone, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing. The replacement should be of the original or similar material, colour, texture, form and design as the original it replaces and the number of components replaced should be substantially less than the existing. • Repainting and revarnishing of surfaces. The application of other finishes provided that the materials used are similar to the existing or earlier finishes. • Activities that have an insignificant effect on the heritage fabric of the item, for example hanging planter pots, or the installation and refurbishment of services where the work does not affect significant fittings or features. • Replanting of existing landscape features. 	PC 29
MHWS: means the mean high water springs, and marks the seaward boundary of the administrative area of Council, except where that line crosses a river.	
<p>MWRC:</p> <p><u>Horizons Regional Council:</u> means Manawatu-Wanganui Regional Council.</p>	
N	
National Grid Subdivision Corridor: means the area measured either side of the centreline of above ground National Grid line as follows:	PC 44

<ul style="list-style-type: none"> • 16m for the 110kV lines on pi poles • 32m for 110kV lines on towers • 37m for the 220kV transmission line 	
<p>National Grid Yard means:</p> <ul style="list-style-type: none"> • the area located 12 metres in any direction from the outer edge of a National Grid support structure; and • the area located 12 metres either side of the centreline of any overhead National Grid line. 	PC 44
Natural ground level: means the finished ground level of an approved subdivision.	
Natural and physical resources*: includes land, water, air, soil, minerals and energy, all forms of plants and animals (whether native to New Zealand or introduced) and all structures.	
Natural hazard*: means any atmospheric or earth or water related occurrence (including earthquake, liquefaction, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire or flooding), the action of which adversely affects, or may adversely affect, human life, property, or other aspects of the environment.	
Net site area: means the total area of the site, less the area of land used for access where the site concerned is linked to a public road via a single or shared right of way or entrance strip.	
Network utilities: means those works undertaken by network utility operators as defined in Section 166 of the Resource Management Act 1991 and for the purpose of the district plan, also includes navigation and survey aids, beacons and meteorological activities and the soil conservation, erosion control, river control or flood protection works of regional councils.	PC 44
<p>Noise means unwanted sound or vibration affecting people. For the purposes of this Plan, the following sounds and vibrations are exempt from this definition provided that best practicable options are implemented to minimise noise:</p> <p>a. Vehicles being driven on a road (within the meaning of Section 2(1) of the Transport Act 1962),</p>	PC 41

<p>b. All reasonable noise arising from within the designated rail corridors as long as it is generated for “Railway Purposes”</p> <p>c. Crowd noise at a park, reserve or any land zoned as recreation, racecourse, conservation and amenity or showgrounds.</p> <p>d. Livestock noise and noise from mobile rural machinery in the rural zones.</p> <p>e. Non-commercial boating activities on the Whanganui River.</p> <p>f. Emergency sirens.</p>	
<p>Noise event means an event that is a cumulative maximum period of up to seven hours on any day, during which time the noise generated by a temporary event exceeds the normally applying District Plan noise limits.</p>	<p>PC 41</p>
<p>Noise Sensitive Activities: means buildings or parts of buildings used for, or able to be used for the following purposes:</p> <ul style="list-style-type: none"> • Residential activity; or • Community activity; or • Visitor accommodation. 	<p>PC 41</p>
<p>Non-habitable structures: With regard to the provisions for Flood Area A and B, means any building or structure where people will not sleep or work.</p>	<p>PC 33</p>
<p>Non-rural activities: means any activity that is not a Rural Activity as defined in this Plan.</p>	<p>PC 36</p>
<p>Notional Boundary: means a line 20 metres from the exterior wall of a dwelling or the legal boundary where this is closer</p>	<p>PC 41</p>
<p>O</p>	
<p>Objective: For the purposes of this Plan, means goals, or end states to be sought. They are expressed as broad statements of what is to be achieved and represent the resolution of the issues identified. An objective statement may satisfy more than one issue.</p>	

Occupied structures: means buildings or structures where people sleep or <u>are</u> employed in work.	PC 33
Office: means any building or part of a building used, or intended to be used, for business, administration and professional activities.	
Official sign: means any regulatory traffic or other sign approved by a road controlling authority or provided for under any legislation and which is erected on a legal road. This includes signs that inform road users of an approaching traffic hazard.	PC 42
Outer Boundary: means one or more of the legal boundaries of the ancestral land subject of a particular papakainga development.	PC 37
P	
Papakainga: means development or activity established on ancestral land by an iwi, hapū or whanau of the Whanganui District on behalf of and for use by its members which promotes Tangata Whenua community development, and sustains the relationship of Tangata Whenua with their culture, traditions and ancestral land.	PC 37
Parking Space: means land on a site set aside for the parking of motorised vehicles.	PC 44
Parks and open spaces: Formal public areas of either active or passive recreation.	PC 27
Partial demolition: Defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area in part.	
Passive surveillance: Design layouts of built forms and other structures and vegetation that enhances visibility of activities occurring in public spaces.	PC 27

<p>Permeability:</p> <p>a. With regard to Roads: The extent to which connections are provided between roads within the roading network.</p> <p>b. With regard to fences or boundary structures: The degree to which space is provided that is visually unobstructed from one side to the other.</p> <p>c. With regard to ground surfaces, the degree to which water is able to infiltrate through it to ground.</p>	<p>PC 27</p>
<p>Place making: The process and act of giving a positive purpose and meaning to public spaces.</p>	
<p>Place of assembly: means any land and/or building used in whole or in part for the assembly of people for community, social, cultural or religious purposes but excludes commercial activities (including places of entertainment such as cinemas, video parlours, amusement arcades).</p>	
<p>Places of entrapment: Designs where built form creates spaces that prevents safe egress or access which encourages antisocial interaction.</p>	
<p>Policy: For the purposes of this Plan, means the broad strategies to achieve the objectives. They give direction, and represent a general course of action to be taken.</p>	
<p>Potable water: The same meaning as defined in the Health (Drinking Water) Amendment Act.</p>	<p>PC 27</p>
<p>Potential household units: The number of actual or theoretical household units that could reasonably be placed on a given allotment calculated by the following:</p> <p><i>Potential household units equals:</i></p> <p><i>Total allotment area - Physical and legal constraints (Easements, ROW's, hazards)</i></p> <p><i>Minimum lot size</i></p> <p>Where the number of potential dwellings exceeds a whole number, this shall be rounded to the lowest whole number.</p>	<p>PC 27</p>

Property identification sign: means a device whose sole purpose is to identify the name of the location on which the sign is situated. This includes schools, hospitals and business names.	PC 42
Protected tree: means any tree listed in Appendix C of the Plan.	PC 31
Private space: Places that are not intended to be accessible to the general public without explicit invitation.	PC 27
Public open space: means land or a water body that is administered and owned by a territorial authority to provide public access to open land, foreshore, rivers and streams and areas of heritage significance for the purpose of heritage and biodiversity protection, landscape enhancement, recreational opportunities, education, and environmental protection.	
Public space: Places that are open and accessible to all people.	PC 27
R	
Rahui: means temporary restrictive controls imposed over the use of resources for conservation purposes.	Planned PC
Riparian Margin: means the strip of land along the edge of a waterbody including streams, lakes and wetlands. The riparian margin starts at the mean high spring water level and extends inland 20 metres. This definition only applies to waterbodies identified in Policy 10.3.18[10.3.1].	PC 45
Recreation facilities: means any land, building or other structure used for playgrounds, sports fields, swimming pools, games venues, club rooms, viewpoints, reserves and open space, parking and rest areas, vehicle parking, toilets.	
Relocated building: means any building, which was originally built off the subject site and is proposed to be permanently repositioned onto a new site (either in sections or as a whole). Excludes Temporary Relocatable Buildings.	PC 43
Reserves and open spaces: means an area of land <u>or water body</u> either in public or private ownership, set aside for landscape	

conservation or recreation, and may include open space, walkways, seating, water features, gardens, plantings and maintenance of trees and other vegetation, including removal of pest plant species on that land and include ancillary facilities such as parking, toilets, play equipment, information kiosks and accessory buildings.	
Residential activities: means the use of land, and/or buildings for domestic living purposes by people either living alone or in family or non-family groups, and includes dwelling units, accessory buildings, residential care facilities, and home occupations.	
Residential care facilities: means a building or a complex of buildings, which or any other facility, used or intended to be used, to provide board, lodging and care for people who require ongoing health care or supervision provided by paid staff in a supervised environment with management staff, and includes <u>any home for the aged, retirement village, private or public restrooms boarding school</u> hostel or other similar places and having accommodation for five or more persons other than management or <u>excluding</u> staff.	
Resilient building methods: means methods that will, where appropriate to the building and nature of the hazard, limit damage and aid recovery from a flood event. Such methods include, but are not limited to, raising floor or foundation levels, surrounding a building with flood proof materials, sealing all openings below flood levels, elevating electrical systems, and providing flood water passage.	PC 33
Retail activities: means an activity which entails the use of a building or buildings for the direct sale of goods to the public. This definition shall not include service stations or fast food restaurants.	Planned PC
Retaining wall: For the purposes of the Landslide Stability Assessment Areas, a retaining wall means a wall retaining more than 0.6m depth of ground.	PC 25
Reticulated infrastructure: Council owned networks of infrastructure services including for the provision of water, wastewater, and stormwater services including pipes, associated pumping stations, treatment works, swales, detention areas, and other ancillary equipment, structure or facilities.	
Reticulated water services: Water, wastewater and stormwater reticulated infrastructure.	
Reverse sensitivity: The conflict between incompatible land uses where a newly established activity complains about the effects on	PC 44

amenity (environmental qualities i.e. levels of noise) from a legally established pre-existing activity.	
<p>Road: For the purpose of this Plan “road” includes:</p> <ul style="list-style-type: none"> i. road as defined in the Local Government Act 1974 and the Transit New Zealand Act 1981; and ii. all land within the legal road reserve; and iii. all land comprising formed and existing roads under the control of the road controlling authority. <p>The Status of Formed and Unformed Roads</p> <p>On the District Plan Maps, all formed legal roads, and some unformed legal roads are coloured white. With regard to the application of District Plan objectives, policies and rules, the Plan provisions of the zone in which any formed or unformed legal road is located shall apply. Where a road is stopped, the Plan provisions for the zone on which the stopped road is located shall apply. Where a formed, unformed or stopped road is bounded by different zones, the demarcation between zones is the former centre of the road.</p> <p>Note: Any activities that occur within road corridors must be authorised by the owner of the road. This provides a process for the owner (in most cases New Zealand Transport Agency or Whanganui District Council) to issue what is in effect a ‘licence to occupy’ prior to any activity being. Network utility operators will not be required to obtain such authorisations where they comply with the enabling legislation that provides for network utility activities within road corridors.</p>	PC 44
<p>Road controlling authority: The authority, body, or person having control of the road, and includes a person acting under and within the terms of a delegation or authorisation given by the controlling authority.</p>	PC 27
<p>Rural activities: means the use of land, buildings and other structures for the purposes of breeding animals or growing vegetative matter, and includes forestry, horticulture, aquaculture, seed growing, viticulture, cropping and the keeping of livestock for food, wool, skins or fur, and ancillary uses which are incidental and secondary to the rural activity, including but not limited to artificial crop protection structures and agricultural airstrips</p> <p>a. Does not include rural industry.</p>	PC 36

b. Does not include intensive farming.	
Rural industry: means an operation that processes the output of land based operations involving animals, agriculture, forestry or horticultural crops, and includes (but is not limited to) rural transportation and agricultural contractors depots, the preliminary packaging and processing of agricultural produce, stock saleyards and sawmills.	
S	
Safe access/egress: With regard to the provisions for Flood Area A and B, means an area that provides passage from a building to a site that is free from inundation for evacuation or access through flood waters that are no deeper than 0.5 metres and have a velocity of more than 1m/s in a 200 year flood event., or some other combination of water depth and velocity that can be shown to result in no greater risk to human life, structures or property.	PC 33
Sand dunes: means the band of unstable, active sand systems and flat areas of wetlands, both permanent and transient, located between mean high water and fully stabilised sand characterised by forest, pasture or other development.	
Secondary flow: The estimated surface water runoff in excess of the primary design flow of the stormwater network.	PC 27
Secondary flow path: The path taken by stormwater runoff in excess of the primary design flow of the stormwater network.	PC 27
Segregation strips: A piece of land, or restrictive covenant, or easement, other means by which prevent land being accessing legal road.	PC 27
Sensitive <u>A-activities</u>: means the following activities: a) Residential buildings <u>activities</u> b) Farm stays and other buildings used for visitor or tourist accommodation c) The accommodation or care for people including hospitals	

d) Educational facilities including childcare facilities, kohanga reo, primary, intermediate and secondary schools.	
Separation Distances of vehicle crossings: means the distance from any edge of the vehicle crossing to the closest point of either another vehicle crossing or intersection.	PC 44
Service lane: means any access way to provide a side or rear vehicle access to commercial/manufacturing sites.	
Service station: means a site where the principal activity is the sale of motor vehicle fuels (including petrol, CNG, LPG and diesel) and may include ancillary and incidental activities like car wash, mechanical repair, service and inspection of motor vehicles (but excludes panel beating) and the sale of motor car accessories and other goods for the convenience of the travelling public.	
Servicing capacity: The level of service that infrastructure is designed and constructed to provide for all intended users throughout its entire catchment.	PC 27
Shelterbelt: means a row or rows of trees or hedges planted to partially block wind flow.	PC 36
<p>Sign: means boards, flag signs, placards, hoardings, banners or other similar devices or advertising matter, whether consisting of a specially constructed free standing device, structure, erection or apparatus, or painted, printed, written, carved, inscribed, endorsed, projected on to, placed or otherwise fixed to or displayed upon any land, building, wall, fence, rock, tree or other structure or object (including parked vehicles or trailers where such a vehicle or trailer is parked specifically for the purpose of attracting attention), with or without illumination.</p> <p>This does not include:</p> <p>a) sponsored art installations where the sponsors take up 1m² or 25% or less of the total area of the installation, whichever is lesser; or</p> <p>b) memorials and plaques on public land approved by the Public Arts Committee.</p>	PC 42
Sightline Distance: means the distance visible along the road that a car could be spotted, from the point 3 metres back from the channel or kerb and 1.1 metres above ground.	PC 44

<p>Site: means an area of land which is held, or is capable of being disposed of, under separate ownership of title.</p> <p>In relation to papakainga development, means the entire area of ancestral land included within the outer boundary. The term 'on-site' shall also take the same meaning for papakainga development.</p>	
<p>Site coverage: means the portion of the net site area, expressed in percentage terms, which may be <u>is</u> covered by all buildings and storage space, and includes eaves, balconies and verandahs protruding in excess of 1.5m from the building, but <u>excluding:</u> es</p> <ul style="list-style-type: none"> a. uncovered swimming pools b. eaves not exceeding 1 meter in width. c. Balconies, decks and terraces not exceeding 2.4 meters above ground level. 	
<p>Stormwater: Rainwater that does not naturally percolate into the ground or evaporate.</p>	<p>PC 27</p>
<p>Structure: means any building, equipment, device or other facility made by people and which is fixed to land and includes any raft. Excluding: <u>(other than within the National Grid Yard)³ any fence or wall (other than a retaining wall) located within 1 metre of a property boundary,</u></p> <ul style="list-style-type: none"> a. <u>Any retaining wall less than 1.5m in height measured from the lowest adjoining ground level.</u> b. <u>Any fence or wall (other than a retaining wall) less than 1.8 meters in height measured from the lowest adjoining ground level within 1 metre of a property boundary.</u> c. <u>Any pool or tank which is less than 1.0m in height measured from the lowest adjoining ground level.</u> d. <u>play equipment and letterboxes.</u> 	
<p>Subdivision: Has the same meaning as in the Resource Management Act 1991 and its amendments. <u>means:</u></p> <p><u>(a) the division of an allotment—</u></p>	

³ S1 Transpower New Zealand Limited

<p><u>(i) by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or</u></p> <p><u>(ii) by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or</u></p> <p><u>(iii) by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or</u></p> <p><u>(iv) by the grant of a company lease or cross lease in respect of any part of the allotment; or</u></p> <p><u>(v) by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or</u></p> <p><u>(b) an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226,—and the term subdivide land has a corresponding meaning.</u></p>	
<p>Swale/s: A constructed watercourse shaped or graded in earth materials and stabilised with suitable vegetation or rocks for the conveyance, attenuation, and the treatment of storm water runoff.</p>	<p>PC 27</p>
<p>T</p>	
<p>Tangata Whenua*: In relation to a particular area, means iwi or hapū that holds mana whenua over that area.</p>	<p>Planned PC</p>
<p>Taonga: means all things that are considered to be treasures and of great value, and includes things that are intangible.</p>	<p>Planned PC</p>
<p>Tavern: means a premise used principally for providing alcohol and other refreshments to the public.</p>	<p>PC 44</p>
<p>Temporary Activities: means any activity undertaken for a short term duration, either as an isolated event, or as a series of events, where the cumulative period of operation is generally less than one month, and where the activity is undertaken on a site, including any gala, sport event, festival or other community activity and does not result in any permanent structures.</p>	<p>PC 43</p>

Temporary Camping Is camping of temporary and self-contained nature on a reserve or open space in association with a specific event on the same site, where that event may benefit from temporary camping activities for security reasons, this includes campervans and caravans	PC 28
Temporary Commercial Activities Is commercial activities of a temporary and/or seasonal nature of a small scale such as of a craft or food and beverage nature this includes car boot sales, gala, or gypsy fair.	PC 28
Temporary Construction Sign: means a sign used to advertise the parties actively involved in the development on a site.	PC 42
Temporary Military Training Activity: means a temporary activity undertaken for Defence Purposes. Defence Purposes are those in accordance with the Defence Act 1990. The Defence Act also enables access to Defence areas, which includes areas utilised for temporary military training activities, to be restricted.	PC 43
Temporary Relocatable Building: means any building, not intended for permanent use on any site and is able to be moved off the site in its entirety once the activity that it was used for is completed.	PC 43
Tenancy: means any identified space within a building, whether partitioned or not, and whether held under any legal tenure or not, which is operated and used independently of another such space.	
Te Roopu Whakakotahi: means Council's Iwi Liaison Working Party.	
The Plan: means the Whanganui District Plan, including maps, schedules and other material contained within: <u>and appendices.</u>	
Tikanga Maori*: means Maori customary values and practices.	Planned PC
Tino Rangatiratanga: means great chieftainship and full authority over land and all taonga.	Planned PC
Tourist facilities: means any land, building or other structure which attracts and provides for transient domestic or international visitors and includes camping grounds, games venues, viewpoints,	Planned PC

information kiosks, parking and rest areas, vehicle parking, toilets, and visitor accommodation.	
Tree maintenance programme: means a programme of works specified for up to five years that has been developed with the assistance of an approved Council Arborist or tree surgeon	PC 31
Tribal runanga: means an organisation or authority set up to administer tribal affairs.	Planned PC
U	
Upgrade: means bring a structure, system, facility or installation up to date or to improve its functional characteristics, provided the upgrading itself does not give rise to any significant adverse effects, and the character, intensity and scale of any adverse effects of the upgraded structure, system, facility or installation remain the same or similar.	PC 44
Urban design: The design of the buildings, places, spaces and networks that make up our towns and cities, and the ways people use them.	PC 49
Urupa: means a Maori burial ground.	PC 50
V	
<p>Vegetation clearance: means the destruction of vegetation by any means, including cutting, burning, clearing or spraying; and excludes clearance of agricultural or horticultural crops, pasture, forest thinnings or coppicing, or any plant defined as a plant pest; or clearance of tracks for the use of foot traffic only; or any clearance for the purposes of a recognised river control scheme or any clearance for the normal maintenance of roads, railway lines and public utility networks; and includes clear felling of forest; and line clearance by bulldozer or similar machine for fences or planting.</p> <p>(Note: Maintenance of roads, railway lines and public utility networks includes the trimming of adjacent vegetation; but does not include vegetation clearance for new installation, roads, or access ways).</p>	PC 45

Vehicle: means a vehicle as defined in the Transport Act 1962, and includes any contrivance that is equipped with wheels or revolving runners upon which it moves or is moved.	PC 44
Vehicle Crossing: means the area of land which provides safe vehicle access to and from the road to any parking area within the site including the necessary manoeuvring area.	PC 44
Vehicle sales: means the selling of new or used cars, caravans, trailers, boats and any motorised vehicle which can accommodate a person on board.	
Verandah: means a permanent structure, constructed of weatherproof material, which is either cantilevered, or supported on posts or pillars, which extends from the building facade, usually on the street frontage and at first floor level, and overhangs a footpath or other similar public pedestrian access or space.	
Visitor accommodation: means any land or building or other facility used to provide accommodation for visitors and backpackers' and includes hotels, motels, hostels and camping grounds.	
W	
Waahi Tapu: means a device whose sole purpose is to inform road users of an approaching traffic hazard.	PC 50
Wastewater: Water that has been used and contains unwanted dissolved or suspended substances from communities.	PC 27
Wetland*: includes <u>means or includes</u> permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.	
Whanau: means a family as interpreted in accordance with Maori culture and values.	PC 50

Information Requirements

1.1 GENERAL INFORMATION BACKGROUND

———(Not reviewed)

Te Awa O Whanganui – Kō au te Āwa, kō te Āwa kō au. I am the river, the river is me.

These words embody the spiritual, cultural and historical relationship and defines the Iwi (Māori people) of the Whanganui River and region. Traditionally used by local Māori, this saying has become increasingly relevant to locals of European descent whose lives and history have also become interwoven by the river.

Whanganui means ‘Big Bay’ or ‘Big Harbour’. Located on the West Coast of New Zealand’s North Island and home to approximately 42,500 people (Census 2013), the District covers an area of 2337 km². Whanganui urban area sits at the junction of State Highways 3 and 4, on the banks of the Whanganui River.

Whanganui has a strong cultural and recreational focus. The river and its surrounds are used for a number of recreational activities including kayaking, jet boating, tramping, camping and cycling (including the ‘mountains to sea’ national cycleway). Pukenui (Queen’s Park) in the central township has several cultural institutions including the [Sarjeant Gallery](#), the [Whanganui Regional Museum](#), the Davis Library, the Alexander Heritage and Research Library, and the Whanganui War Memorial Centre.

The Whanganui District is predominantly rural, with an urban area around the lower reaches of the Whanganui River. The Council area encompasses a total land area of about 2,400 square kilometres. The urban area takes up less than 1% of the total Council area, but is home to about 90% of the population. Rural land is used largely for sheep grazing, beef and dairy farming and forestry, with some horticulture and orcharding. A large proportion of the district contains the Whanganui National Park (which was established in 1986).

The land forms of the Whanganui District are young and subject to rapid geological change. The soft papa and sandstones of the Whanganui basin are easily eroded and have resulted in the finely dissected hill country which makes up the bulk of the District.

The landscape is relatively simple, consisting of coastal dunelands, lowland marine terraces and steep dissected inland hill country with

deeply incised rivers and narrow valleys. Three main rivers flow through the District from the central volcanic plateau to the sea - the Whanganui, Mangawhero and Whangaehu.

The Whanganui and Whangaehu Rivers and their main tributaries flow in a general southerly direction. The Whanganui River, where it crosses the lowlands, is deep and tidal, entrenched below terrace remnants on either side of the channel. Numerous small tributaries flow in a regular transverse direction almost at right angles to the River.

Coastal, terrace and river valley landscapes are largely rural in character, dominated by mainly pastoral farming. Further inland, especially to the northwest, there is a much greater proportion of scrub and forest cover. This indigenous vegetation cover has been retained due to the steepness and erodibility of the slopes in these areas. The unifying common feature between these landscapes is the Whanganui River - Te Awa Whanganui.

1.2 TANGATA WHENUA OF WHANGANUI

This section of the chapter will be moved to Chapter 15 of the Plan as part of this Plan Change and will be addressed as part of Plan Change 50.

1.3 WHAT IS THE DISTRICT PLAN?

This District Plan is a community document which reflects the views and values of our community as identified through the ongoing “Shaping Whanganui” engagement processes, which began in 2009.

The Whanganui District Plan provides a framework to guide development in our District. It is a forward-looking document, managing use and development of resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way.

Council regularly monitors development trends within the District to ensure that directions set in the District Plan are appropriate to achieve sustainable development within the Whanganui context.

The Resource Management Act 1991 (the Act) has a primary purpose to promote the sustainable management of natural and physical resources. The Act requires the Council to prepare a District Plan on behalf of the community and to review it every 10 years.

~~The RMA requires each part of the District Plan to be reviewed not later than 10 years after the Plan becomes operative. There is also provision for privately initiated Plan changes.~~

1.4 DISTRICT PLAN STRUCTURE

The District Plan consists of three parts:

- **Chapters** –contain the introduction, definitions, the zoning environments, District wide and topic specific provisions applying to all zones.
- **Appendices** – contains. specific detailed content relating to matters such as historic heritage, airport, designations, the WDC Engineering Document, structure plan guidance, urban design guidelines, and the airport.
- **Planning Maps** – identifies spatially all the site features and information of relevance for each site in the District including historic heritage, hazards, zoning and any overlays. The maps assist users in understanding the development opportunities and constraints for specific sites.

Objectives, policies and rules are used in the Plan to guide users about what the community identifies as sustainable development. They reflect the community's aspirations and responses to key resource management issues. Within the Whanganui District Plan, the following interpretations have been adopted:

Issues are existing or potential resource management problems that must be resolved to promote the purpose of the Act. Issues can also be positive opportunities that if taken advantage of, can assist in promoting the purpose of the Act.

Objectives are goals, or end states to be strived for. They are expressed as broad statements of what is to be achieved.

Policies are the broad strategies to achieve the objectives. They give direction, and represent a general course of action to be taken.

Regulation, being rules and performance standard, is the principal method for implementing the Plan's objectives and policies to achieve the purpose of the Act.

Rules identify activities you can do as of right (permitted activities) and those activities for which resource consent must be obtained prior to being undertaken.

Performance Standards identify thresholds for effects of an activity that must either be achieved or not be exceeded for the activity to be deemed to have a permitted status. It also specifies the information that must be submitted with resource consent applications.

Zones are a tool used in most District Plans to group together areas of distinct amenity and physical character within the District. Zones are mapped on the planning maps and enable finer grained regulation to apply. Examples of physical characteristics include landscape features,

vegetation and the nature and scale of development and the amenity values generated from activity groupings. Areas with similar physical characteristics and amenities are often identified within the same zone. Zone character forms the basis for objectives, policies, rules and performance standards for that zone to guide new development to be sustainable.

1.5 HOW TO USE THE DISTRICT PLAN

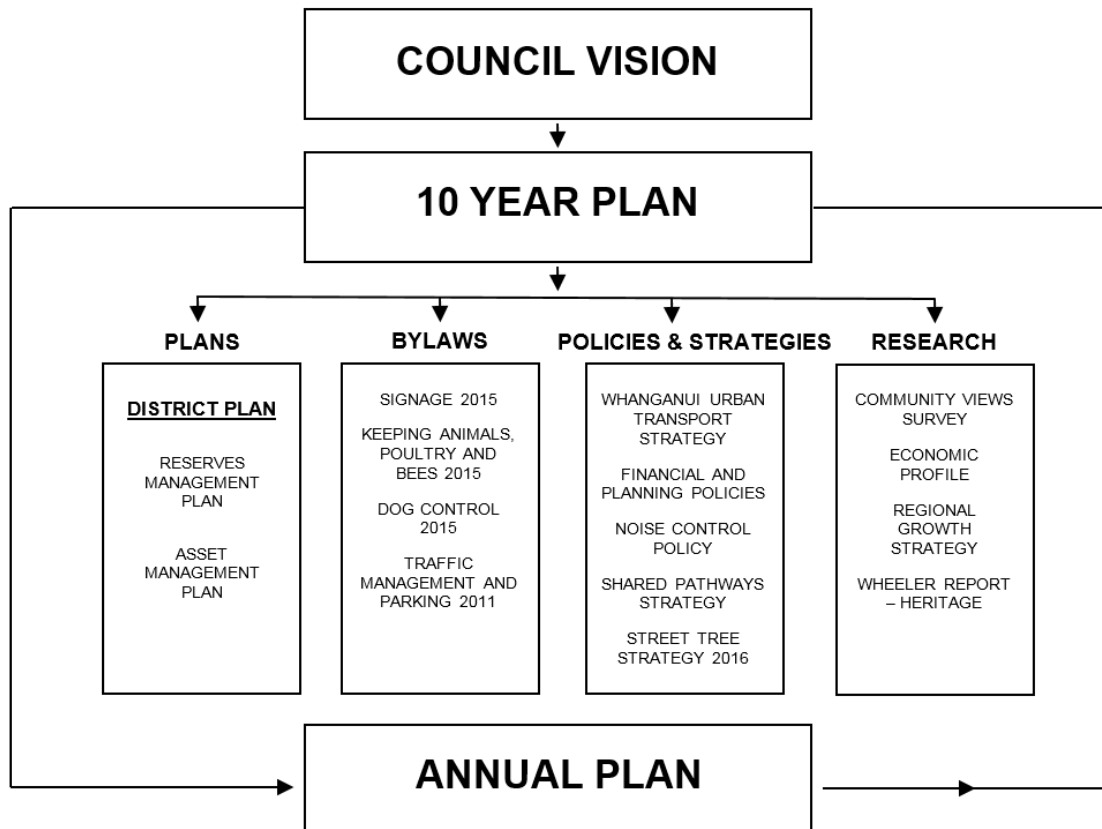
- A. Council's duty planner is available to assist you to interpret the Plan requirements, either by phone (06 349 0001) or in person at the Council offices during normal office hours. The Council's duty planner will also refer you to the Regional Council if consent is required from them.
- B. Most of the words in the Plan have their common meaning. Chapter 2 – Definitions identifies words and terms with specific meanings in this Plan. Word defined in Chapter 2 are shown in italics in the Plan.
- C. To identify specific requirements for a property or activity, follow these steps:
 - 1. Locate the property on the planning maps.
 - 2. Identify the Zone and any Overlays or special features which apply to the property.
 - 3. Turn to the Zone Environment chapter (Chapters 3 to 10) to identify the specific objectives, policies and rules to manage the potential effects of the proposed activity.
 - a. To determine the status of your activity, each Zone Environment has a list of permitted, controlled, restricted discretionary, discretionary, or non-complying activities.
 - b. Controlled, restricted discretionary, discretionary and non-complying activity status will require resource consents.
 - c. Go to the next section in the Zone Environment Chapter to find the relevant performance standards for permitted activities for the Zone affecting your property. Some standards are complex and detailed in their own chapter (Chapters 12 – 14 and 16 – 18)
 - 4. If the planning maps identify a heritage item, any natural environment or natural hazard overlays applying to the property then, you will need to refer to Chapters 9 – 11 respectively for objectives, policies and rules that will also apply.
 - 5. If your activity includes papakainga, relocating buildings or temporary activities refer also to Chapters 15 or 19.
 - 6. If the activity is a network utility refer also to Chapter 22.
- D. If it is determined that a resource consent is required, please refer to the following link for current information regarding:

1. The resource consent process, application forms, information requirements for a resource consent application and making a resource consent application
<link – Whanganui.govt.nz/planning>

1.6 Strategic Framework

The Council's strategic framework shows the links between Whanganui's Leading Edge community vision, the District Plan and other key strategic documents including the Long Term Plan. All of these documents influence or are influenced by the District Plan. Some are directly linked, or complementary or supplementary to the District Plan.

Together these framework documents (Figure 1 below) set out the community's priorities and guide the Council's activities. The major plans that are closely related to the District Plan are briefly outlined below:



The Whanganui District Council is responsible for the preparation of a District Plan for the land area within the local government administration boundary of Whanganui District. The RMA states that “*the purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act.*”

In summary, the District Plan is to promote the sustainable management of natural and physical resources of the Whanganui District. This is to be achieved by managing the effects of land use activities on the way or rate of resource use, on the health and capability of soil, water, air and natural systems, on environmental quality, and on the quality of life of people and communities within the District.

The Structure of the District Plan

The District Plan structure reflects the sustainable management focus of the Resource Management Act by linking objectives, policies and methods to overarching social, cultural, economic and environmental principles. The following table outlines the key principles or ‘wellbeings’:

Cultural Wellbeing

- Sharing of beliefs, values, customs, behaviours and identities reflected through our community.
- Actively participating in recreational, creative and cultural activities.
- An understanding and respect for cultural traditions.
- Protecting ways that people can demonstrate their spiritual beliefs (such as religious activities).
- Protect, maintain, retain, interpret and express our arts, history and heritage.

Social Wellbeing

- Social well-being covers those aspects of life that society collectively agrees are important for a person’s happiness, quality of life and welfare through physical and mental well-being.
- Infrastructure that ensures health and well-being (e.g. water, wastewater, solid waste, roading).
- Everyone being able to have access to their basic needs such as food, housing, health and education (through affordability or infrastructure).
- Personal safety and freedom from fear.
- Everyone being able to participate in and use what the District offers.

Economic Wellbeing

- Generation of employment and wealth that people require to support their needs and those of their family.
- Development and use of skills within the community.

- Support and provision of appropriate business environment for the District (e.g. professional advice for new businesses).
- Promoting the District as a great place to live and do business.
- Provisions of infrastructure that supports economic well-being e.g. roads.

Environmental Wellbeing

- The natural and physical environment can sustainably support the community and its activities.
- How well our natural environment can adapt and change to human activities where necessary.
- Animal/plant life protected.
- Good quality air and water is protected and enhanced.
- High quality soils are not compromised for future production.

The terms 'objectives, environmental results, policies and methods' are used in the RMA to give direction for plan preparation. These terms are commonly used, but their meaning or application varies, depending on the context of use. For the Whanganui District Plan, the following interpretations have been adopted:

Issues are existing or potential problems that must be resolved to promote the purpose of the RMA. However issues can also be positive opportunities that if taken advantage of, can assist in promoting the purpose of the RMA.

Objectives are goals, or end states to be sought. They are expressed as broad statements of what is to be achieved.

Policies are the broad strategies to achieve the objectives. They give direction, and represent a general course of action to be taken.

Methods are the specific actions to implement policies. A range of methods are applicable for each policy and the same method may be used to implement a number of policies. Not all methods will be implemented through the District Plan. Where methods require Council funding of physical works or professional services, processing through the Annual Plan will be required.

1.1.1 RMA Plans

The RMA provides for a variety of policies and plans to be prepared by central and local government. Some of these are mandatory, but others are optional, and should only be prepared if they are considered to be the most appropriate tool to achieve the purpose of the RMA.

The contents of the policies and plans are based on the functions of the agency responsible for preparing the particular document. While each of these documents deals with a different aspect, or different level of detail,

of resource management, the documents are inter-related. They work together to contribute to the sustainable management of natural and physical resources. While each plan focuses on the sustainable management of natural and physical resources, there is a requirement that the District Plan give effect to the Regional Policy Statements and be consistent with Regional Plans (the One Plan), and all of these shall in turn be consistent with National Policy Statements which lead to a hierarchy of Plans.

The Whanganui District Plan is a mandatory document and its contents must give effect to and cannot be inconsistent with the provisions of documents prepared at the regional and national level.

Introduction—sets out the requirements of the Resource Management Act 1991 (hereafter referred to as the RMA or ‘the Act’) for preparing a District Plan for the Whanganui District, the relationship between the District Plan and other policies and plans prepared under the RMA, and the relationship between the District Plan and other plans prepared by the Whanganui District Council. The District Plan preparation process is explained, together with the time frame and need for review of the document.

Tangata Whenua and The District Plan—looks at how the District Plan process recognises and provides for Iwi concerns in resource management. It is difficult to talk about resource management without addressing the question of resource ownership. Yet, there are fundamental questions relating to resource ownership which cannot be answered by Council. It is acknowledged that the District Plan process does not compromise or replace Iwi's negotiations with the Crown.

b) —The District Plan Preparation Process

The Whanganui District Plan, though prepared by the Whanganui District Council, is a community document. It reflects the views and values of the District community.

To promote community awareness and understanding of the District Plan work, a series of displays and meetings were organised during the early stages of Plan preparation. Individuals, organisations and interest groups were targeted in these early consultation efforts.

As the work progressed, a number of workshops were held with individuals and representatives of major interest groups. These workshops focused on specific resource management issues or aspects of the District environment. This approach provided participants with a much more direct and proactive involvement in developing the contents of the Plan. Even though it was not possible to reach agreement on the issues raised for discussion, the workshops gave participants a better

~~understanding of the statutory framework that Council operates within and the rationale and processes adopted in the Plan formulation.~~

~~Further consultation with various groups was held prior to finalising the document for public notification and formal submissions.~~

~~The overall District Plan process had been discussed with and endorsed by Iwi through Te Roopu Whakakotahi (the Council's Iwi Liaison Working Party) during the early stages of Plan preparation. The process for Iwi participation in Plan preparation was developed jointly with Iwi through Te Roopu Whakakotahi. A series of marae meetings provided the forum to discuss and develop policies for incorporation in the District Plan. This approach recognises the role of Iwi as partners in resource management, and not as an interest group. However, the relationship between Council and Iwi is evolving. The District Plan process needs to respond to and reflect changes as they develop.~~

~~c) Time Frame, Monitoring and Review of the District Plan~~

~~The District Plan is a forward-looking document, protecting the interests and opportunities of future generations. The desired environmental results are long term targets.~~

~~However, there is a need to regularly monitor development trends in the District. This is to ensure that the directions set in the District Plan are appropriate and are being followed, and that any need for changes is anticipated.~~

~~The RMA requires that the District Plan be reviewed not later than 10 years after the Plan becomes operative (s.79). There is also provision for privately initiated Plan changes.~~

~~Council recognises that there may be a need to review and refine the 'first-cut' District Plan earlier than the 10 years review period allowed for in the RMA.~~

1.1.2 — Tangata Whenua And The District Plan

~~a) — Tangata Whenua as Partners~~

~~The connections between Tangata Whenua and the local environment are known to have existed before the arrival of the Polynesian explorer, Kupe. From that time to the present day the inter-dependence between Tangata Whenua and their environment has resulted in the development of a sophisticated value system. A management regime to care for and protect the environment, based on this cultural and spiritual value system, developed and improved over time.~~

~~b) — Recognition and Protection of Matters of Significance to Tangata Whenua~~

A range of issues of significance to Tangata Whenua have been identified through the consultation and partnership development processes. Some of these relate to resource allocation and all are considered in terms of the land claims presented to the Waitangi Tribunal. At this stage the Whanganui River claim has been heard by the Tribunal but no report and recommendation has been made. Although it is understood that the issue of ownership is one of over-riding significance to Tangata Whenua, this is an area which is outside the scope of the District Plan.

c) — Tangata Whenua Consultations

Consultation with Tangata Whenua has been undertaken on the basis of a strategy agreed between Tangata Whenua and the Council by Te Roopu Whakakotahi. While the Act requires consultation through Iwi authorities and tribal runanga, the Council's approach to partnership necessitated advice from Tangata Whenua on the appropriate means for communication and consultation on resource management issues.

That input came from Te Roopu Whakakotahi representatives who advised that consultation should take place at hapu/whanau or marae level.

The strategy adoption was identified as important for a number of reasons, including:

- i. Recognition of the difference between consultation and partnership, and formally involving Tangata Whenua in determining the appropriate method for consultation.
- ii. Ensuring tribal administrative processes were adhered to in determining the process to be used.
- iii. Sharing information with Tangata Whenua on the role of the District Plan, how it is prepared, and the opportunities and need for involvement in its preparation.

Consultation included an initial consultation Hui arranged by Te Roopu Whakakotahi and the Council at Te Rau Oriwa marae in February 1993. This was followed by further meetings at marae throughout Nga Rauru and some meetings with Whanganui River hapu/marae groups.

The process and progress of consultation has been reported back to Te Roopu Whakakotahi regularly, to provide an overview and to ensure it remains valid to the expectations of Tangata Whenua.

For the preparation of the Plan Nga Rauru have been active in discussing and identifying the issues and concerns they have. A series of meetings has been held with each of the hapu within that part of Nga Rauru situated in the District. Consultation meetings will be ongoing.

Consultation at hapu level with Atihaunui-a-Paparangi has involved a number of meetings at marae along the Whanganui River. The guiding

principle in this consultation has been that the issues in relation to resource management matters would generally be held over until after the Waitangi Tribunal hearing on the Whanganui River claim.

1.1.3 Approach Of The District Plan

The RMA sets out broad principles and guidelines for the preparation of policies and plans by local authorities. This section explains how these principles and guidelines have been applied to the Whanganui District Plan.

a) Identification and Organisation of Issues

Based on interpretation of the relevant sections of the RMA and consultation with various agencies, interest groups and individuals, a number of resource management issues in the Whanganui District have been identified.

The plan is developed from these issues by articulating the objectives, policies and methods to achieve these

Dealing with Cross-Boundary Issues

- i. A cross-boundary issue arises where:
- ii. The key concerns in dealing with cross-boundary issues are:
 1. Consistency in management approaches.
 2. Adequate consultation among relevant agencies.
- iii. To address cross-boundary issues, the Whanganui District Council will:
 1. Consult with relevant agencies to ensure that resource management approaches are as consistent as possible across administrative boundaries.

b) Key Principles of the District Plan

- i. Sustainable management
Sustainable management is defined in the Resource Management Act for the purposes of preparing and administering a District Plan. It addresses the following questions:
- ii. Integrated management
One of the functions of the Whanganui District Council under the RMA is to prepare a District Plan. This is to provide for the integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the District
Integrated management also requires decision-making to take into account the full range of values/wellbeings: economic, social, cultural and environmental.
- iii. Zones
The Whanganui District Plan recognises significant and distinctive amenity and physical characteristics of different parts of the District.

~~Examples of physical characteristics include landscape features, vegetation and the nature and scale of development and the amenity values generated from activity groupings. Areas with similar physical characteristics and amenities are identified as zones.~~

~~— The zones provide the basis for the development of conditions and terms to guide new development.~~

~~iv. — Evaluation of Alternatives~~

~~— Section 32 of the RMA requires Councils to evaluate and justify District Plan objectives, policies and methods as necessary, appropriate and effective in promoting sustainable management.~~

~~— The Whanganui District Plan includes objectives, policies and methods. Additional information on evaluation and justification is contained in working papers and documentation of the discussions at workshops which form part of the public consultation and Plan preparation/change process.~~

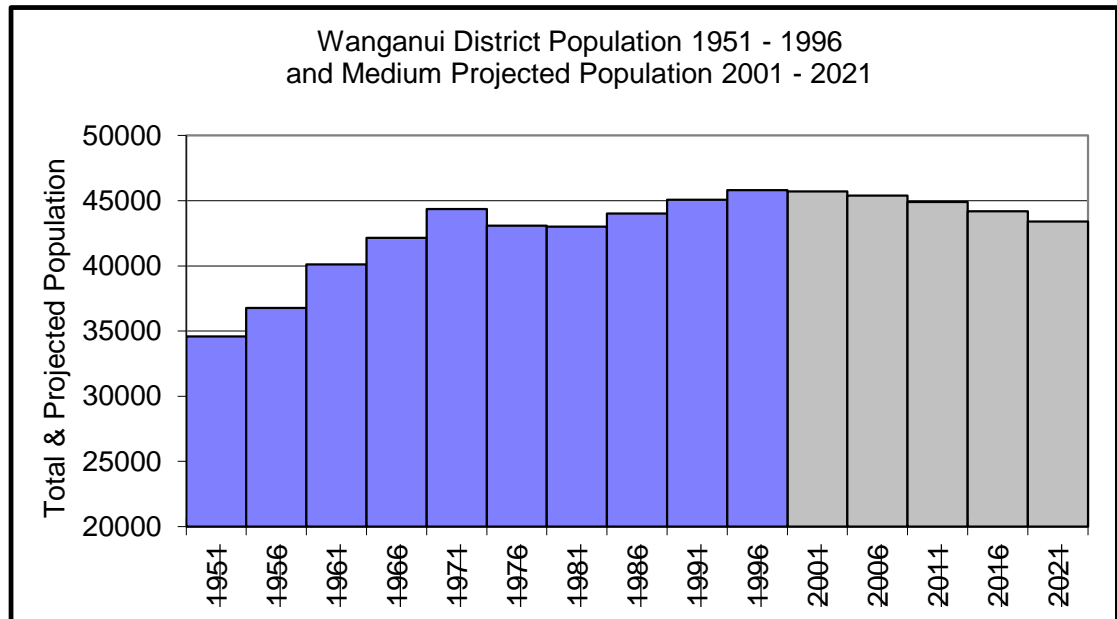
1.1.4 The Whanganui District

a) — District Population

~~The Whanganui District was created in 1989 as a result of local government reorganisation, and combined the former local government areas of Wanganui City, Wanganui County, most of Waitotara County and a small area of Stratford County.~~

~~Whanganui's population reached a peak in terms of the rest of New Zealand in 1921 when it was the fifth largest city in New Zealand, with a city population of 21,431.~~

~~Whanganui District's total population was 45,082 in 1991, and 45,318 at the 1996 Census. The population is not growing at the rate of the 1960s and 1970s, but it has still been growing at around 45 people per year. This rate is expected to fall further.~~



**Whanganui District Total Population 1981 – 1991 and
Projected Population 1996 – 2016**

	Total Population	High Projection	Medium Projection	Low Projection
1981	43 010			
1986	44 019			
1991	45 082			
1996	45 318			
2001		46 600	45 700	44 900
2006		47 100	45 400	43 700
2011		47 400	44 900	42 300
2016		47 600	44 200	40 800
2021		47 700	43 200	39 000

b) — District Landscape

The land forms of the Whanganui District are young and subject to geologically rapid change. The soft papa and sandstones of the Whanganui basin are easily eroded and have resulted in the finely dissected hill country which makes up the bulk of the District.

The landscape is relatively simple, consisting of coastal dunelands, lowland marine terraces and steep dissected inland hill country with deeply incised rivers and narrow valleys. Three main rivers flow through the District from the central volcanic plateau to the sea – the Whanganui, Mangawhero and Whangaehu. The landforms have resulted from a long period of marine sedimentation followed by rapid uplift and associated down cutting of the rivers and streams.

The coastal lowland areas are marine terraces separated by old sea cliffs, resulting from a series of uplifts. Rivers and streams have cut deep

valleys into these surfaces. The Whanganui and Whangaehu Rivers and their main tributaries flow in a general southerly direction. The Whanganui River, where it crosses the lowlands, is deep and tidal, entrenched below terrace remnants on either side of the channel. Numerous small tributaries flow in a regular transverse direction almost at right angles to the River.

A belt of sand dunes lies along the coast. In places, fossil dunes extend up to 7km inland, overlying parts of the marine terraces and blocking streams to form a chain of small shallow lakes. Northwest of the city a 45 metre high cliff extends along the coast fronted by a wide sandy beach. Southeast of the city the cliff is lower or absent and the dunes are low lying and undulating.

Coastal, terrace and river valley landscapes are largely rural in character, dominated by mainly pastoral farming. Further inland, especially to the northwest, there is a much greater proportion of scrub and forest cover. This indigenous vegetation cover has been retained due to the steepness and erodibility of the slopes in these areas. The unifying common feature between these landscapes is the Whanganui River - Te Awa Whanganui.

c) — Overview of Resource Management Issue

Resource management issues are concerns relating to how, and how much, resources are used, and the effects of land use activities on the long term capacities and health of the resources, the natural environment, and the quality of life of people and communities.

The concerns are not all about negative aspects, like pollution, coastal erosion, loss of heritage buildings, or the costs of maintaining or expanding physical infrastructure services like roading, drainage and waste disposal. Concerns can be about positive aspects, like how to protect and enhance the scenic qualities of the landscape, or how to increase public access to places which offer recreation opportunities, or how to make the living environment safer, more comfortable, more convenient, and more attractive.

The Whanganui District has many landscape features, parks and reserves, buildings and places that are valued for their natural, scientific, cultural, historical, heritage, visual and amenity qualities. These values are difficult to quantify in monetary terms; and very often, there are conflicts between the desire to protect and enhance environmental values and the objective of providing for socio-economic wellbeing. There is also the need to recognise development constraints and risks associated with natural hazards.

The Whanganui River is perhaps the single most important resource of the District. Concerns about the River are not just related to its landscape,

water quality and ecological values. Its historical significance is immense, and above all, the River is a taonga to local Iwi.

There are many very complex questions about relationships between Council and Iwi in the management of natural resources. There is a need to recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga in the District. Guidelines and protocol will be agreed between Council and Iwi for the protection of sites, areas and places which are of cultural and spiritual importance to Tangata Whenua.

The rural economy is dependent on the health and capabilities of the soil. Large areas of the hill country and the coastal areas are very prone to soil erosion. There are concerns about the long term economic viability and environmental effects of pastoral activities.

The rural landscape is changing, as a result of changes in rural land uses. Choices have to be made about how land in the rural environment is to be used. Should highly productive land be mainly used for productive purposes? Is it important to protect and enhance the characteristics of the rural landscape? What sort of amenities can reasonably be expected to be enjoyed in the rural environment? Are existing infrastructure facilities adequate? Are additional facilities required as a result of land use changes?

The urban boundary is progressively being expanded and is encroaching into the rural environment. Urban development is irreversible and takes up land which can be used for other purposes, now and in the future. Present development patterns may unduly restrict options and increase costs for future development. Is land being utilised efficiently? There are concerns about the quality of the urban landscape and amenities in the built environment. What landscape features give identity, shape and character to the urban environment? What sort of land use activities are good neighbours? Where should hazardous facilities be located and how safe are they? Is it necessary to protect public amenities? What is an acceptable range of standards and level of management?

Infrastructure facilities are aging and have limited capacities. Maintenance, upgrades and extensions are required, but should be co-ordinated with urban development. There are questions about who pays, who provides, when and to what standards. Infrastructure resources are important for the District economy. They have operational requirements to meet safety standards and maintain an efficient and effective level of service. These facilities and activities associated with their operation can have major visual and physical impacts on the environment.

There is a close link between environmental health and socio-economic wellbeing. The future of the Whanganui District depends on how well the resources of the District are managed and the state of health of the natural environment.

1.1.5 Monitoring And Review Statement

The Resource Management Act promotes the sustainable management of resources. It is intended that those who have a part to play in creating the environment we live in should encourage resource use which does not compromise the needs of future generations. To achieve this goal, we need to understand what constitutes our environment. The Resource Management Act 1991 states that the environment includes all natural and physical resources, ecosystems, amenity values and people and communities. It also includes any conditions (social, economic ...) which affect these.

Often resource management issues on global trends, eg greenhouse gases will not be obvious on a local scale. However, it is important to know how our local resource use contributes to these global trends. Equally, local resource management issues may be specific to the district, in which case they can be identified and subsequently managed.

In the past, the gathering and recording of environmental data occurred when problems arose. The result is a body of information that is not integrated, rarely updated, and unable to provide a comprehensive picture of what characterises our environment. This means that information cannot be analysed for trends and impacts on resources and their use. The result is that problems relating to resource use cannot be anticipated. It also means that the District Plan policies made to prevent environmental damage were never checked to see if they were working. To address these issues, the Resource Management Act 1991 has stated that councils will monitor the state of the environment and the performance of their policies and resource consents.

What is monitoring?

Monitoring is the collection of information about an issue, process, topic or resource in a way where performance or change can be measured. This means that it is a process by which something is regularly checked over time and provides information which is used for evaluation. To meet the requirements of the Resource Management Act we need to evaluate:

- a. Natural and physical resources and whether there are problems developing, worsening or improving.

- b. —Resource management methods and whether their associated objectives are being achieved.

The purpose of monitoring, in this instance, is to provide an environmental quality assurance programme that will highlight the current state of resources in the Whanganui District and the effectiveness of our resource management techniques. This should lead to more informed policy and decision making.

Types of monitoring

Baseline monitoring

This investigates a resource in its present state. It seeks to provide a basis for future investigations. Therefore, baseline monitoring explains the dimensions of a resource.

Trend monitoring

This type of monitoring updates the baseline resource information. In doing so, changes from the baseline information will be detected. Over time these changes will represent trends.

Impact monitoring

Sometimes new elements may affect a resource. When a new element is introduced, its impact can be investigated to understand what effects it is having on a resource. (An element may constitute anything from a new industry to a natural hazard event).

Human activities monitoring

This seeks to identify the local community's visions and aspirations and to see if this equates to what is actually happening. Monitoring human activities also includes economic, cultural and social aspects, activities and their effects and interrelationships.

The Resource Management Act establishes that each of the terms issues, objectives, policies, methods and results are to be used in certain ways. These are described as follows:

- i. —Issues
 - identify the resource management problem and therefore identify the reason for intervention through the Plan.
- ii. —Objectives
 - focus on what the community wishes to see from the resolution of the issues.
- iii. —Policies
 - focus on the effect to be managed in order to achieve the objective.
- iv. —Methods
 - indicate how the policy will be effected.

~~v. Environmental Results Expected~~

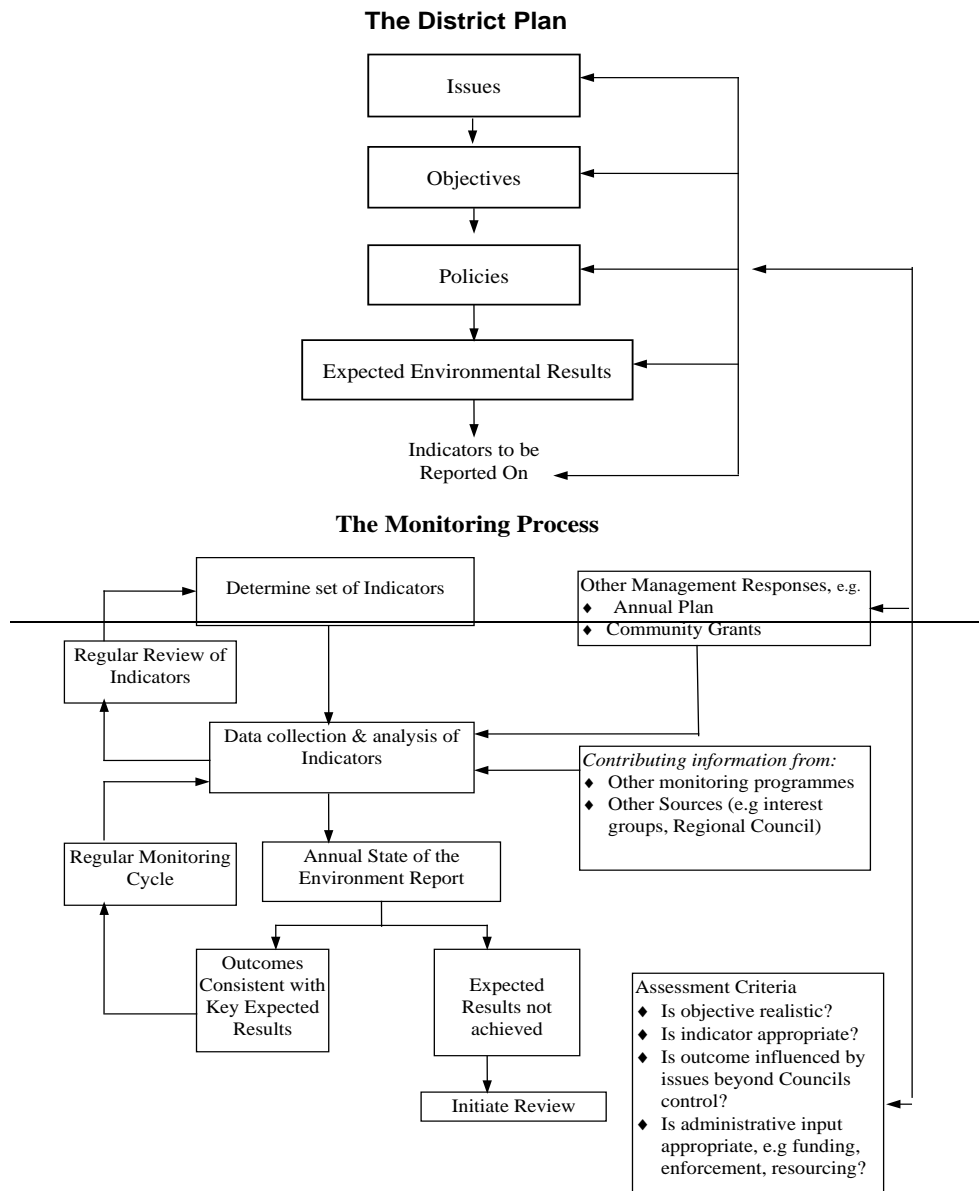
~~are the outcomes expected by the community to be achieved by the implementation of the policies and methods.~~

Developing a monitoring programme

~~In order to address the concerns raised above, a co-ordinated, costed and calendared programme needs to be established. To this end, the Council is committed to developing a monitoring strategy and a geographic information system so that information priorities are set within a co-ordinated information retrieval system. Once developed the monitoring strategy will be made available to the community for comment.~~

~~Land information together with data generated from monitoring activities and specific research can provide meaningful indicators to show the health of the Whanganui District and the effectiveness of the District Plan.~~

The Monitoring Process



1.1.6 Issues

a) Identification of elements which require monitoring to produce a meaningful picture of the state of the environment

One of the key concerns with regard to monitoring the state of the environment is how to ensure that the right information is being monitored. Key questions are:

- Who should benefit from the state of the environment information?
- What information is critical to meet their needs?
- Does the benefit of the information meet the costs of obtaining it?

iv. Does the information meet the legal requirements of the Resource Management Act 1991? and

v. How should it be presented?

b) Clarification and coordination of monitoring responsibilities

Both the Manawatu-Wanganui Regional Council and the Whanganui District Council have monitoring responsibilities under the Resource Management Act 1991. Considerable overlap could occur in the monitoring of resources in the rural parts of the district, the coast and natural hazard features.

d) Ensuring effective district plan policy (review)

To ensure policies drafted in the District Plan are achieving their desired results, and in preparation for its 10-yearly statutory review, it is important to have a targeted monitoring programme. This would seek to identify whether policies and methods have achieved the environmental results anticipated. This includes monitoring compliance to the District Plan rules and assessing complaints regarding any alleged breaches of the provisions of the Plan or any conditions of resource consent. It also includes establishing the indicators to be reported on, and the proactive and on-going monitoring of such indicators. While such monitoring can sometimes identify the need to change plan provisions, it can also identify a need to address matters through means outside the District Plan – including, for example, through the strategic or annual plan.

The above process is described in the flow diagram entitled “The Monitoring Process”.

The effect of the Environmental Results Expected is to identify appropriate environmental benchmarks that can be used to develop indicators to be reported on. The indicators to be developed represent measures against which the benchmark can be tested. This will indicate whether or not the plan provisions are producing the expected results. Where Environmental Results Expected are not being met, the process will identify the need to review, and perhaps change one or more of the issues, objectives, policies or methods of the plan. It will also identify if the result anticipated is unrealistic or that the Council needs to pursue methods outside of the Resource Management Act to achieve the desired outcome.

1.2 INFORMATION REQUIREMENTS

For the Council to be able to process an application for resource consent, adequate information shall be provided by the applicant so that the effects of the activity may be assessed. If the information provided by the applicant is insufficient, the Council may request more information

regarding the application to ensure the adverse effects from the proposed activity can be addressed.

1.2.1 Making An Application

Applications for resource consent should be in the same or similar format as Form 5 of the Resource Management Act 1991. Copies of this form can be obtained from the Council offices. Applications should be discussed with Council staff before they are formally lodged. This enables any minor difficulties to be resolved in an informal way and may avoid delay caused by formal requests for more information.

1.2.2 Land Use Consents

An application for land use consent to establish or alter an activity shall include:

a) Site information

- i. The correct street address.
- ii. Legal description/s of the site.

b) Site plans

The following plans shall be provided, in duplicate, drawn to a metric scale on A3 or A4 size paper:

- i. A north point.
- ii. A unique plan number and title describing the proposal and the site.
- iii. All certificate of title boundaries and their dimensions.
- iv. A full site plan detailing:
 1. Existing buildings and structures, driveways, parking areas and landscaping.
 2. The position of all service connections.
 3. Road frontages.
 4. Contouring to a scale appropriate for the type of activities proposed.
 5. Significant landforms and natural features.
 6. Waterways.

c) Plans and other information of the proposed development

The applicant shall provide the following information and plans, where relevant, of the proposed development, including:

- i. A description of the activity for which consent is sought and where it is to be located.
- ii. Details of the appearance of any buildings.
- iii. Floor plans.
- iv. A calculation of the site coverage and the area of each building in square metres.
- v. All landscape design, site planting and fencing.
- vi. Location of proposed activities, including vehicle parking, loading, circulation and manoeuvring areas and provision for pedestrian and vehicle access.

- vii. ~~Elevations of any buildings and structures showing their relationship to the street, boundaries and any buildings adjacent to the sites.~~
- viii. ~~Height relative to ground level.~~
- ix. ~~Location and details of hazardous substances used or stored on the site including the method of storage, use and quantities involved.~~
- d) ~~An assessment of effects on the environment (AEE)~~**
 - i. ~~An application for a controlled, discretionary or non-complying activity shall provide an assessment of the effects on the environment.~~
 - ii. ~~For controlled and restricted discretionary activities, the assessment of effects need only address those matters over which the Council has reserved its control or discretion. The areas of control or discretion are detailed within the appropriate zone.~~
 - iii. ~~For all other discretionary or non-complying activities, the assessment of environmental effects (AEE) shall address the matters detailed in the Fourth Schedule of the Resource Management Act 1991. AEE's shall also provide sufficient information for the Plan's assessment criteria in Chapter 23 to be considered fully (where applicable). Finally, AEE's shall also address the following matters where applicable:~~
 - 1. ~~The effects, both positive and adverse, on any wetlands, indigenous vegetation and indigenous fauna.~~
 - 2. ~~Any positive or adverse effects on sites of archaeological, heritage or cultural significance, including sites of special significance to Tangata Whenua.~~
 - 3. ~~The compatibility of the proposal with the existing style of development and the existing amenity values of the area.~~
 - 4. ~~The risks associated with the use, storage or movement of hazardous substances on, to, or from the site.~~
 - 5. ~~The effects on the operation of the transport system, including roads, railways and the airport.~~
 - 6. ~~The effects arising from noise, dust, vibration, odour, light spill or shading.~~
 - 7. ~~The effects on soils, land stability and the effects arising from any modification of the land.~~
 - 8. ~~The effects on the economic and social life of the community, including the effects on recreational activities.~~
 - iv. ~~Details of how identified adverse effects are to be avoided, remedied or mitigated.~~
 - v. ~~The level and detail of the assessment should correspond with the scale and significance of the actual or potential effects on the environment.~~

1.2.3 ~~Other Consents~~

~~Any relevant applications for resource consent to other consent authorities shall be identified including progress with these consents.~~

1.2.4 — Special Requirements For Relocated Buildings

Applications to relocate a house shall be accompanied by the following:

- a. A site plan to metric scale showing the house sited on the new site and its means of complying with the appropriate zone provisions.
- b. Colour photographs of the house to be relocated clearly showing all elevations.
- c. A floor plan, elevations and pile layout of the building to be relocated.
- d. A report from a suitably qualified person indicating the structural soundness of the building.
- e. Details of the removal of any trees necessary to get the house off the existing site, or onto the new site.

1.2.5 — Fourth Schedule — Assessment Of Effects On The Environment (This is an extract from the Resource Management Act 1991)

a) Matters that should be included in an assessment of effects on the environment

Subject to the provisions of any policy statement or plan, an assessment of effects on the environment for the purposes of section 88(6) (b) of the Act should include:

- i. A description of the proposal.
- ii. Where it is likely that an activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity.
- iii. Repealed, as from 7 July 1993, by s 225 Resource Management Amendment Act 1993 (1993 No 65).
- iv. An assessment of the actual or potential effect on the environment of the proposed activity.
- v. Where the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment which are likely to arise from such use.
- vi. Where the activity includes the discharge of any contaminant, a description of:
 1. the nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and
 2. any possible alternative methods of discharge, including discharge into any other receiving environment.

- ~~vii. A description of the mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect.~~
- ~~viii. An identification of those persons interested in or affected by the proposal, the consultation undertaken, and any response to the views of those consulted.~~
- ~~ix. Where the scale or significance of the activity's effect are such that monitoring is required, a description of how, once the proposal is approved, effects will be monitored and by whom.~~

~~b) Matters that should be considered when preparing an assessment of effects on the environment~~

~~Subject to the provisions of any policy statement or plan, any person preparing an assessment of the effects on the environment should consider the following matters:~~

- ~~i. Any effect on those in the neighbourhood and, where relevant, the wider community including any socio-economic and cultural effects.~~
- ~~ii. Any physical effect on the locality, including any landscape and visual effects.~~
- ~~iii. Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.~~
- ~~iv. Any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural, or other special value for present or future generations.~~
- ~~v. Any discharge of contaminants into the environment, including any unreasonable emission of noise and options for the treatment and disposal of contaminants.~~
- ~~vi. Any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.~~

1.2.6 Subdivision Consents (Part I)

This section applies to all zones except Rural Production, Rural General, Rural Lifestyle or Rural Settlement, Residential, Reserves & Open Spaces, Airport Enterprise and Neighbourhood Commercial zones.

In addition to any information required by the Act or any regulations, every application for subdivision consent shall be accompanied by the following information (as applicable) in such detail as is necessary to determine the actual or potential effects that the subdivision may have on the environment:

- a. The address and legal description of the property and a copy of the certificates of title for the land to be subdivided.
- b. Abutting and underlying title boundaries and existing building line restrictions.
- c. The balance area of the subdivider's property showing any proposals for future development.
- d. The use of colour to highlight lot boundaries and any other distinguishing features.
- e. Contours at an interval sufficient for the design of services.
- f. Topographic and geological details, including areas of loose fill and depth of soil.
- g. Areas of the land that are, or may be, subject to flooding, inundation, landslide or subsidence.
- h. Existing vegetation, including significant areas of bush and individual trees.
- i. Areas of vegetation and/or trees to be retained or protected.
- j. All watercourses having average normal waterway width greater than 1 metre.
- k. Existing sanitary sewer and stormwater drainage systems with invert and manhole levels.
- l. Existing services.
- m. Existing groundwater bores.
- n. Existing and proposed septic tanks and irrigation systems.
- o. Existing roads, carriageways, and pathways to which connection shall be made.
- p. Existing buildings and other structures with description of uses and materials and whether such buildings or structures are intended to be retained, relocated, or removed.

- q. ~~Numbers, areas and dimensions of proposed lots, including net areas.~~
- r. ~~Proposed roads, access ways, service lanes, access lots, and private ways with relevant widths, areas and proposed gradients.~~
- s. ~~Proposed local purpose reserves, esplanade reserves, and esplanade strips.~~
- t. ~~Proposed easements (drainage, rights of way etc.) with memorandum and/or schedule and existing easements.~~
- u. ~~Proposed areas of excavations and filling, together with proposed finished contours where earthwork proposals should be accompanied by a report and certificate from a registered engineer or other suitably qualified person with experience in soil mechanics or geotechnical matters as to the effects of the proposed works.~~
- v. ~~In the rural areas, information on land use capability as classified in the New Zealand Land Resource Inventory (NZLRI) of the land concerned with particular reference to the identification of areas of elite soils.~~
- w. ~~In the Rural, Rural Settlements and Coastal Environment Special Management zones, if the proposed lot is 4000m² or less, a report from a registered engineer or other suitably qualified person to the effect that each proposed allotment has a sufficient capability to adequately treat and dispose of sewage effluent. This report should address the following:~~
 - ~~i. Sufficient area for effluent disposal.~~
 - ~~ii. Existing soil types and their properties for effluent disposal (percolation rates).~~
 - ~~iii. Identification of relevant topographic and drainage features, including water courses and floodplains.~~
 - ~~iv. The potential for contamination of water courses and supplies.~~
 - ~~v. An assessment of the movement of effluent residuals into ground water, together with any other likely environmental impact.~~
 - ~~vi. An assessment of the likely volumes of waste water to be treated.~~
- x. ~~An outline plan showing the bulk and location of a potential building which complies with the relevant rules and standards for the zone concerned may be required where a small allotment size is proposed.~~

- y. ~~A copy of all consultation and agreements with appropriate network utility operators.~~
- z. ~~For all subdivision within the Coastal Residential zone, information sufficient to address the matters required for a Comprehensive Structure Plan.~~

1.2.7 Subdivision Consents (Part II)

~~Note: The following provisions **only** apply to subdivision activity in the Residential, Rural Production, Rural General, Rural Lifestyle or Rural Settlement, Airport Enterprise, Neighbourhood Commercial and Reserves and Open Spaces zones.~~

~~In addition to any information required by the Act* or any regulations, every application for *subdivision** consent shall be accompanied by the following information (as applicable) in such detail as is necessary to determine the actual or potential effects that the *subdivision** may have on the *environment**:~~

- ~~• The address and legal description of the property and a copy of Computer Freehold Register for the land to be *subdivided**.~~
- ~~• Abutting and underlying title *boundaries** and existing *building** line restrictions, segregation strips or any other physical restrictions affecting the subject allotment/s.~~
- ~~• The balance area of the subdivider's property showing any proposals for future subdivision and *development** including connections to infrastructure mains, parks and open spaces and existing and future roads.~~
- ~~• The use of colour to highlight lot boundaries and any other distinguishing features.~~
- ~~• Contours at an interval sufficient for the design of services.~~
- ~~• Topographic and geological details, including areas of loose fill and depth of soil, location and nature of significant site features, and any significant changes or alterations to those features.~~
- ~~• Areas of the land that are, or may be, subject to flooding, inundation, landslide liquefaction or subsidence or any other known natural hazard whether identified on the Planning Maps or not, including depth of groundwater where this is closer than 1.5 meters vertically from the surface either permanently or seasonally.~~
- ~~• Existing vegetation, including significant areas of bush and individual trees.~~
- ~~• Areas of vegetation and/or trees to be retained or protected.~~
- ~~• All watercourses, whether permanent or ephemeral, having average normal waterway width greater than 1 metre and any ephemeral water courses including secondary flow paths.~~

- Existing sanitary sewer and stormwater drainage systems with invert and manhole levels.
- Existing services.
- Existing groundwater bores.
- Existing and proposed septic tanks and irrigation systems.
- Existing roads, carriageways, and pathways to which connection shall be made.
- Existing *buildings** and other *structures** with description of uses and materials and whether such *buildings** or *structures** are intended to be retained, relocated, or removed.
- Numbers, areas and dimensions of proposed lots, including net areas.
- Proposed roads, access ways, *service lanes**, access lots, and private ways with relevant widths, areas and proposed gradients.
- Proposed local purpose reserves, esplanade reserves, and esplanade strips.
- Proposed easements (drainage, rights of way etc.) with memorandum and/or schedule and existing easements.
- Proposed areas of *excavations** and filling, together with proposed finished contours where *earthwork** proposals should be accompanied by a report and certificate from a chartered engineer or other suitably qualified person with experience in soil mechanics or geotechnical matters as to the *effects** of the proposed works and the suitability of the area of finished works for their anticipated uses.
- In the rural areas, information on land use capability as classified in the New Zealand Land Resource Inventory (NZLRI) of the land concerned with particular reference to the identification of areas of elite soils.
- In the Rural Lifestyle zone, if the proposed lot is 5000m² or less, a report from a chartered engineer or other suitably qualified person to the effect that each proposed allotment has a sufficient capability to adequately treat and dispose of sewage effluent. This report should address the following:
 - i. Sufficient area for effluent disposal.
 - ii. Existing soil types and their properties for effluent disposal (percolation rates).
 - iii. Identification of relevant topographic and drainage features, including water courses and floodplains.
 - iv. The potential for contamination of water courses and supplies.
 - v. An assessment of the movement of effluent residuals into ground water, together with any other likely *environmental** impact.

~~vi. An assessment of the likely volumes of waste water to be treated.~~

- ~~• An outline plan showing the bulk and location of a potential *building** which complies with the relevant rules and standards for the zone concerned may be required where a small allotment size is proposed.~~
- ~~• A copy of all consultation and agreements with appropriate *network utility** operators~~
- ~~• Identifying all National Policy Statements or National Environmental Standards that apply to the application and an assessment of the applicability and requirements of the any of the above as relevant.~~
- ~~• The location and nature of any known land feature, archaeological site, Waahi Tapu, or heritage feature.~~
- ~~• A record of consultation with and all third parties including Maori and potentially affected persons.~~
- ~~• Identification of the provisions of which an application is made under and how the application does or does not meet the requirements of any relevant provisions.~~
- ~~• Identification of the location and suitability of proposed future building platforms.~~
- ~~• Identification of any changes or alternatives to the approved servicing standards proposed to service the proposed subdivision, including, where applicable, documentation from the Alternative Design Procedure.~~
- ~~• Any assessment of the ability of a subdivision and anticipated land use to comply with the New Zealand Electrical Code for Electrical Safe Distances (NZCEP:34 2001).~~
- ~~• Existing electricity transmission lines~~
- ~~• The location of any operational or proposed railway corridor including level and crossings.~~