

# **WAITAKI DISTRICT PLAN**

## **TABLE OF CONTENTS ..... PAGE NO**

### **Part 1 DISTRICT PLAN INTRODUCTION**

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Purpose of the District Plan .....	1
1.2	Life of the District Plan.....	1
1.3	History of the District Plan .....	1
1.4	How the District Plan Works .....	1
1.5	Relationship with the Takata Whenua .....	2
1.6	Relationship with Other Plans and Policy Documents .....	2
1.7	Public Participation in the Process.....	4
1.8	Legal Framework .....	5
1.9	Changes to the Plan .....	9

### **Part 2 ISSUES, OBJECTIVES AND POLICIES**

<b>1</b>	<b>Takata Whenua Values .....</b>	<b>11</b>
1.1	Resources, Activities and Values.....	11
1.2	Issues .. .....	12
1.3	Objectives and Policies .....	13
1.4	Implementation Methods.....	15
<b>2</b>	<b>Heritage Values .....</b>	<b>17</b>
2.1	Resources and Values .....	17
2.2	Issue .. .....	18
2.3	Objectives and Policies .....	19
2.4	Environmental Results Anticipated.....	22
<b>3</b>	<b>Open Space and Recreation .....</b>	<b>23</b>
3.1	Resources, Activities and Values .....	23
3.2	Issue 1, Open Space and Recreational Opportunities .....	26
3.3	Issue 2, Public Access .....	29
3.4	Issue 3, Environmental and Safety Effects.....	32
3.5	Issue 4, Surface of Waterways .....	34
3.6	Environmental Results Anticipated.....	37
<b>4</b>	<b>Natural Hazards .....</b>	<b>39</b>
4.1	Resources and Values .....	39
4.2	Issue, Threat to People and Property.....	39
4.3	Environmental Results Anticipated.....	42
<b>5</b>	<b>Energy .....</b>	<b>43</b>
5.1	Resources, Activities, and Values .....	43
5.2	Issue 1, Efficient Use .....	43
5.3	Issue 2, Nuclear Power Generation.....	46
5.4	Environmental Results Anticipated.....	47

<b>Part 2</b>	<b>ISSUES, OBJECTIVES AND POLICIES (continued)</b>	<b>Page No.</b>
<b>6</b>	<b>Transport .....</b>	<b>49</b>
6.1	Resources, Activities and Values .....	49
6.2	Issue 1, Transport Efficiency .....	49
6.3	Issue 2, Environmental Effects of Transport.....	52
6.4	Environmental Results Anticipated.....	54
<b>7</b>	<b>Signs.....</b>	<b>57</b>
7.1	Resources, Activities, and Values .....	57
7.2	Issue 1, Safety and Environmental Effects.....	57
7.3	Environmental Results Anticipated.....	59
<b>8</b>	<b>Subdivision, Development and Financial Contributions.....</b>	<b>61</b>
8.1	Resources and Activities .....	61
8.2	Issue 1, Servicing .....	61
8.3	Issue 2, Cost of Infrastructure to the Community .....	64
8.4	Issue 3, Amenity and Conservation Values .....	65
8.5	Issue 4, Natural Hazards.....	66
8.6	Implementation Methods.....	67
8.7	Environmental Results Anticipated.....	67
<b>9</b>	<b>Community Facilities .....</b>	<b>69</b>
9.1	Resources, Activities and Values .....	69
9.2	Issue 1, Visual and Amenity Effects .....	69
9.3	Issue 2, Accessibility and Recognition in Plan .....	71
9.4	Implementation Methods.....	72
9.5	Environmental Results Anticipated.....	72
<b>10</b>	<b>Utilities .....</b>	<b>73</b>
10.1	Resources, Activities and Values .....	73
10.2	Issue 1, Visual and Amenity Effects .....	75
10.3	Issue 2, Efficiency .....	75
10.4	Implementation Methods.....	77
10.5	Environmental Results Anticipated.....	77
<b>11</b>	<b>Temporary Buildings and Temporary Activities .....</b>	<b>79</b>
11.1	Resources and Activities .....	79
11.2	Issue 1, Environmental Effects.....	79
11.3	Environmental Results Anticipated.....	80
<b>12</b>	<b>Hazardous Substances .....</b>	<b>81</b>
12.1	Resources, Activities and Values .....	81
12.2	Issue 1, Environmental Effects.....	81
12.3	Environmental Results Anticipated.....	84
<b>13</b>	<b>Residential and Rural-Residential.....</b>	<b>85</b>
13.1	Resources, Activities and Values .....	85
13.2	Issues - Introduction .....	86
13.3	Issue 1, Availability of Land for Residential Activities.....	86
13.4	Issue 2, Urban Form .....	89
13.5	Issue 3, Diverse Living Environments .....	91
13.6	Issue 4, Amenity .....	92
13.7	Implementation Methods.....	94
13.8	Environmental Results Anticipated.....	95

<b>Part 2</b>	<b>ISSUES, OBJECTIVES AND POLICIES (continued)</b>	<b>Page No.</b>
<b>14</b>	<b>Business .....</b>	<b>97</b>
14.1	Resources, Activities and Values .....	97
14.2	Issue 1, Maintenance and Consolidation of Business Areas .....	98
14.3	Issue 2, Amenity... .....	100
14.4	Environmental Results Anticipated.....	106
<b>15</b>	<b>Townships .....</b>	<b>109</b>
15.1	Resources, Activities and Values .....	109
15.2	Issue 1, Extent of Townships .....	110
15.3	Issue 2, Amenity of Townships .....	113
15.4	Implementation Methods.....	115
15.5	Environmental Results Anticipated.....	115
<b>16</b>	<b>Rural .....</b>	<b>117</b>
16.1	Resources, Activities and Values .....	117
16.2	Issue 1, High Class Soils .....	122
16.3	Issue 2, Cultivation of Downlands .....	123
16.4	Issue 3, sustaining the Soil Resource of the High Country .....	125
16.5	Issue 4, Protecting Rural Amenity .....	128
16.6	Issue 5, Commercial and Industrial Development .....	130
16.7	Issue 6, Mineral Extraction .....	132
16.8	Issue 7, Landscapes .....	134
16.9	Issue 8, Natural Conservation Values .....	137
16.10	Environmental Results Anticipated.....	140
<b>17</b>	<b>Monitoring, Review and Enforcement .....</b>	<b>143</b>
17.1	Issues .....	143
17.2	Objective 1 and Policies.....	144
17.3	Objective 2 and Policies.....	145
17.4	Monitoring Procedures.....	146
17.5	Monitoring of Key Environmental Results .....	147

## **Part 3 DISTRICT RULES**

<b>1</b>	<b>Rules Introduction.....</b>	<b>151</b>
1.1	<b>Definitions .....</b>	<b>151</b>
1.2	Information Requirements for Resource Consents and Designations.....	173
<b>2</b>	<b>Residential Zone .....</b>	<b>183</b>
2.1	Zone Statement.....	183
2.2	District-Wide Rules.....	183
2.3	Activities .....	183
2.4	Site Development Standards .....	185
2.5	Critical Zone Standards.....	187
2.6	Non-Notified Resource Consents.....	188
2.7	Scheduled Activities.....	188
2.8	Existing Use Rights .....	190

<b>Part 3</b>	<b>District Rules (continued)</b>	<b>Page No.</b>
<b>3</b>	<b>Rural Residential Zone (RR).....</b>	<b>191</b>
3.1	Zone Statement.....	191
3.2	District-Wide Rules.....	191
3.3	Activities .....	191
3.4	Site Development Standards .....	193
3.5	Critical Zone Standards.....	194
3.6	Non-Notified Resource Consents.....	196
<b>4</b>	<b>Rural Zones.....</b>	<b>197</b>
4.1	Zone Statement.....	197
4.2	District-Wide Rules.....	197
4.3	Activities .....	197
4.4	Site Development Standards .....	202
4.5	Critical Zone Standards.....	205
4.6	Non-Notified Resource Consents.....	207
4.7	Scheduled Activities.....	207
<b>5</b>	<b>Township Zone .....</b>	<b>213</b>
5.1	Zone Statement.....	213
5.2	District-Wide Rules.....	213
5.3	Activities .....	213
5.4	Site Development Standards .....	215
5.5	Critical Zone Standards.....	217
5.6	Non-Notified Resource Consents.....	218
<b>6</b>	<b>Macraes Mining Project Mineral Zone.....</b>	<b>219</b>
6.1	Zone Statement.....	219
6.2	District-Wide Rules.....	219
6.3	Activities .....	219
6.4	Site Development Standards .....	221
6.5	Critical Zone Standards.....	221
<b>7</b>	<b>Business 1, 1A, 2, 3, 3A, 4, 5, 6 and H (Heritage) Zones .....</b>	<b>223</b>
7.1	Zone Statements .....	223
7.2	District-Wide Rules.....	225
7.3	Activities .....	225
7.4	Site Development Standards .....	228
7.5	Critical Zone Standards.....	231
7.6	Non-Notified Resource Consents.....	232
7.7	Scheduled Activities.....	232
<b>8</b>	<b>Oamaru Airport Zone.....</b>	<b>235</b>
8.1	Zone Statement.....	235
8.2	District-Wide Rules.....	235
8.3	Activities .....	235
8.4	Site Development Standards .....	237
8.5	Critical Zone Standards.....	237

<b>Part 3</b>	<b>District Rules (continued)</b>	<b>Page No.</b>
<b>9</b>	<b>Omarama Airfield Zone .....</b>	<b>239</b>
9.1	Zone Statement.....	239
9.2	District-Wide Rules.....	239
9.3	Activities .....	239
9.4	Site Development Standards .....	241
9.5	Critical Zone Standards.....	241
9.6	Non-Notified Resource Consents.....	242
<b>10</b>	<b>Temporary Buildings and Temporary Activities .....</b>	<b>243</b>
10.1	Temporary Buildings and Temporary Activities .....	243
<b>11</b>	<b>Heritage Rules .....</b>	<b>247</b>
11.1	Activities .....	247
11.2	Resource Consents - Assessment Matters.....	248
<b>12</b>	<b>Transport .....</b>	<b>251</b>
12.1	Activities .....	251
12.2	Site Development Standards .....	251
12.3	Non-Notified Resource Consents.....	260
12.4	Resource Consents - Assessment Matters.....	260
<b>13</b>	<b>Sign Rules.....</b>	<b>263</b>
13.1	Activities and Site Development Standards .....	263
13.2	Non-Notified Resource Consents.....	267
13.3	Resource Consents - Assessment Matters.....	267
<b>14</b>	<b>Subdivision, Development and Financial Contributions.....</b>	<b>269</b>
14.1	Definitions .....	269
14.2	Development Activities.....	270
14.3	Subdivision Activities .....	271
14.4	Standards .....	275
14.5	Financial Contributions.....	280
14.6	Non-Notified Resource Consents.....	286
14.7	Resource Consents - Assessment Matters.....	287
<b>15</b>	<b>Utilities .....</b>	<b>297</b>
15.1	Activities and Site Development Standards .....	297
15.2	Site Development Standards .....	299
15.3	Resource Consent - Assessment Matters .....	300
15.4	Designations .....	303
<b>16</b>	<b>Hazardous Substances .....</b>	<b>305</b>
16.1	Activities .....	305
16.2	Site Development Standards .....	306
16.3	Non-Notified Resource Consents.....	307
16.4	Resource Consents - Assessment Matters.....	308
	Schedule 1: Classification of Hazardous Substances for the Purposes of Rule 16.1.....	309
	Table 1: Quantity Limits for Hazardous Substances Identified in Schedule 1.....	312

<b>Part 3</b>	<b>District Rules (continued)</b>	<b>Page No.</b>
<b>17</b>	<b>Natural Hazards .....</b>	<b>315</b>
17.1	Discretionary Activities .....	315
17.2	Non-Complying Activities .....	315
17.3	Prohibited Activities.....	315
17.4	Restriction of Discretion .....	315
17.5	Resource Consent Assessment Matter .....	316
<b>18</b>	<b>Assessment Matters.....</b>	<b>317</b>
18.1	General .....	317
18.2	Residential, Rural-Residential, Rural, Township Zones .....	317
18.3	Business Zones .....	341
<b>19</b>	<b>Lake Aviemore Settlement Zone Rules .....</b>	<b>347</b>
19.1	Zone Statement .....	347
19.2	District Wide Rules .....	347
19.3	Activities .....	347
19.4	Critical Zone Standards .....	348

## **Part 4 APPENDICES**

- A Schedule of Designations
- B Schedule of Heritage Places, Items and Archaeological Sites
- C Schedule of Areas of Significant Nature Conservation Value
- C(1) Areas of Conservation Merit
- D Landscape Guidelines
- E Sightlines Railways
- F Specifications for Flight Protection Area - Oamaru Airport and Omarama Airfield
- G Parking, Loading and Access Diagrams
- H Recession Line Diagrams
- I Nohoanga Camping Entitlement Areas
- J Lake Aviemore Settlement Zone

## **Part 5 DISTRICT PLAN MAPS**