

1.1 THE RESOURCE MANAGEMENT ACT 1991

Section 5 of the Resource Management Act 1991 states:

"Purpose -

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, "sustainable management" means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while -

(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment."

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.

1.2 THE DISTRICT PLAN

The purpose of the Carterton District Plan is to identify the significant resource management issues of the District and detail specific objectives, policies and methods (including rules) to promote sustainable management. The Council is required to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the District.

Controls are put in place to deal with the impact of any effects of:

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- the use, development and protection of land
- natural hazards
- hazardous substances
- the subdivision of land
- noise, and
- activities on the surface of water in rivers and lakes.

1.3 SIGNIFICANT ISSUES

Carterton District has a mix of rural and urban issues. Broadly the issues addressed in the Plan are:

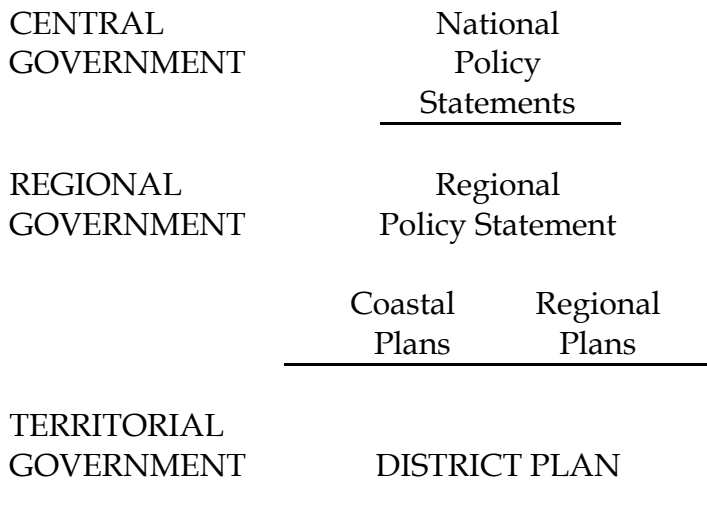
- (a) The need to manage the effects of land use and activities within the rural environment to maintain the quality of the rural resource to meet the reasonably foreseeable needs of future generations.
- (b) The need to accommodate ongoing change within the urban and rural areas while maintaining and enhancing the quality of the present environment.
- (c) The need to protect those elements of the natural environment of importance to the District; for example; the coast, parks and reserves.
- (d) The need to protect and maintain heritage elements of importance to the District.
- (e) Minimise the risks posed by inappropriate development in natural hazard areas and the use, storage and transportation of hazardous substances.
- (f) Minimise waste generation and reduce the adverse effects of waste disposal.

1.4 STRATEGY

In developing a resource management strategy for Carterton District certain environmental results are sought while only controlling activities which adversely impact on the environment including any impact on other activities.

Environmental results can also be achieved through other Council documents including the Annual Plan, bylaw provisions, strategic and management plans. Other levels of government and community values and aspirations have influenced the framework of environmental results. Community values and aspirations have been obtained through a series of formal and informal meetings held since November 1993, and public comment received on a policy discussion paper.

The outputs each level of government makes in the resource management process is shown in the diagram following.



The District Plan must not be inconsistent with any of the other policy documents.

While recognising the purpose of the Resource Management Act and other policy documents, the Council aims to:

- protect amenity and natural environment values,
- recognise the need for development,
- provide for the sustainable management of the physical resources of the District,
- take account of the aspirations of present and future generations.

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The Regional Council's responsibilities include the control of discharges to land, water and air within the region as well as the taking, use and damming of water. The Regional Council is also responsible for activities in, on, under or over the beds of river and lakes. The Regional Council shares some of its coastal marine area management responsibilities with the Minister of Conservation.

The strategy for achieving each of these Council aims is outlined below:

1.4.1 Rural Environment

Activities will be controlled in terms of potential and actual effects on amenity values, landscape, the natural environment and the effects on existing activities.

There will be no distinction between primary production activities in the rural environment other than on the basis of their actual or potential effect on the environment. Soil quality is not a valid criteria to form a distinction between uses. It is appropriate that market forces determine the distribution of primary production activities in the rural area.

1.4.2 Urban Environment

Generally residential development will be consolidated while maintaining residential amenity. A greater mix of activities will be supported. However, performance standards will be put in place to safeguard neighbourhood amenities from the effects of mixed activities.

The amenity of commercial areas will be protected and enhanced and controls only imposed where the effects are adverse.

1.4.3 Natural Environment and Heritage

The focus for protection will be on important natural features and areas, which includes; major rivers and associated corridors, river mouths, wetlands, the coast and associated sand dunes and significant stands of native vegetation and indigenous forest. The benefits of these features and areas are an improved quality of life for present and future generations. Important heritage features will also be protected. Open

space areas will be retained because of the positive contributions they make to the amenity of the district.

1.4.4 Services

Access to services and community facilities and the provision of infrastructure for services and communication is important for the well being of people within Carterton District.

While other methods to achieve this will need to be implemented outside the Plan e.g.: by utility providers, there will be certain requirements which need to be met including:

- parking provision, and
- service provision.

1.4.5 Cultural Environment

Recognition and provision is made for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga in the Plan. Council recognises the importance of consultation with Iwi and the Council is committed to ongoing consultation as agreed between Council and the Tangata Whenua of the District. The diversity of different cultures is important to the District.

1.5 RESOURCE CONSENT APPLICATIONS

Resource consent applications may be required for:

- land use or,
- subdivision

Activities for land use or subdivision will fall into one of the following

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categories:

Activity Type	Resource Consent	Description
Permitted	<input checked="" type="checkbox"/>	Allowed provided comply with conditions in the Plan
Controlled	<input type="checkbox"/>	Approval will be given if comply with conditions in the Plan
Discretionary (limited)	<input type="checkbox"/> [Discretion limited to a particular part of the activity]	Approval may be given with conditions imposed restricted to the matters identified in the Plan
Discretionary	<input type="checkbox"/>	Approval may be given and conditions may be imposed

No consent required

Consent required

The Plan does not use the non-complying or prohibited activity categories.

The procedures for applying for a resource consent are outlined in Part VI of the Resource Management Act. Council officers will also be able to assist.

The type of resource consent application required will determine how much information is necessary. In addition consultation with or the consent of affected parties may be required.

In addition to the matters Council will have regard to, for resource consent applications contained in this Plan matters in Section 104 of the Resource Management Act will be considered.

1.6 INFORMATION REQUIREMENTS

Forms for resource consent applications can be obtained from Council offices.

The following information shall be submitted with a resource consent application:

- (a) A description of the activity for which consent is sought, and the type of consent required;
- (b) An assessment of any actual or potential effects that the activity may have on the environment, and the ways in which any adverse effects may be mitigated;

[Section 88 (6) of the Act states that such an assessment:

"-Shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment; and

- shall be prepared in accordance with the Fourth Schedule."]

In particular for hazardous substances the following shall be included:

- the properties of the substance;
 - management and safety measures;
 - the amount of substance to be stored and the way in which the substance will be stored;
 - the nature of the surrounding environment and in particular any likely sensitive environments, for example, water ways;
 - the proposed transportation routes; and
 - the proposed means of dealing with emergencies, in particular, clean up and containment procedures.
- (c) A statement specifying all other resource consents that the applicant may require from any consent authority in respect of the activity to which the application relates, and whether or not the applicant has applied for such consents;
 - (d) Any particular information required to be included in the application by the District Plan;

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(e) Site information:

the location of the site, full name of applicant, correct street address and legal description(s) of the site;
current copies of Certificates of Title;

(f) A description of the site including:

existing uses and buildings
topography and vegetation
any fill on the site
earth movement
habitats (bush/wetlands/streams)

[These factors should also be indicated on a site plan];

(g) For subdivision consent applications the information specified in section 219 of the Act, a plan showing:

- indicative building positions;
- vehicle access points relative to adjacent accesses and intersections (refer Appendix 15A);
- sufficient information to demonstrate that access will comply with the sight distance standards of Transit New Zealand where vehicle access is to the state highway; and
- details of hazardous areas.

(h) Site plans:

Site plans must be drawn at a scale that will show the relevant details. One A3 copy of each plan must be supplied. **Where relevant** the plan will show:

- location of the site, road name, property number and north point;
- Certificate of Title boundaries with lengths and other dimensions in metres;
- topography (showing significant landforms, natural features and vegetation);
- location **with distances** to site boundaries of all existing buildings (to be retained), all proposed buildings or structures or alterations;

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- location **with distances** to site boundaries of buildings or structures on adjacent sites;
 - road frontages;

 - for new and altered accesses (including unformed legal roads) onto the state highway, compliance with the relevant sight distance and design standards of Transit New Zealand.

 - watercourses, drainage and sewerage pipes within and adjacent to the site;

 - design of earthworks and final levels and contours of the site;

 - floor plans;

 - calculation of site coverage;

 - location of proposed activities, and location and design of vehicle parking, servicing, circulation and manoeuvring, pedestrian and vehicular access as specified in Appendix 15A;

 - all landscape design, site planting and fencing;

 - size, location and design of signs where the sign is directed at the State Highway;

 - elevation drawings showing existing and finished ground levels; building height and height in relation to boundaries, including compliance with solar access and maximum building height provisions;
- (i) The means proposed of dealing with all stormwater and sanitary drainage;
- (j) Whether the written approval of affected persons has been obtained;
- (k) Engineering information necessary to determine the effects of the proposal. Generally for one or two allotments the following information will not be required, however, where it is proposed to connect any allotment or development to any reticulated Council

service or road the following documents, **as appropriate**, will be required to be supplied to the Council:

- (i) Engineering drawings, specifications and calculations, covering the following sections of the work to be carried out:
 - Site regrading
 - Roding and access
 - Drainage (stormwater and sanitary)
 - Water supply and other services
 - Soils engineer's report on the suitability of the land for subdivision, or other reports as considered necessary by the local authority.
- (ii) "As built" plans, to a minimum scale of 1:500, as and when the various aspects of the work on the subdivision have been completed.
- (iii) A certificate stating that the works have been carried out under the control of and to the satisfaction of, the Certifying Engineer.
- (iv) Engineering drawings detailing the following earthwork proposals:
 - Original and final contours
 - Areas of cut and fill
 - Subsoil drainage
 - Silt control.
- (v) Plans showing the streets including everything that is to be located within the street or within the subdivision (i.e. carriageways, footpaths, berms, trees, water mains and fittings, sanitary sewers, pump stations, stormwater drains, manholes, sumps, electric power, streetlights, telecommunications cables and junction boxes and transformer sites). Plans shall also show the limit of all work proposed to be done by the Developer and its relationship to adjacent existing works or property.

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- (vi) Longitudinal sections of every street including levels, longitudinal sections of sanitary sewers and stormwater drains including pipe sizes, types, grades, design flows, manholes and also underground services that are to vest in Council which cross the line of the longitudinal section to show calculated clearances.
- (vii) Detailed typical road cross sections showing the location of all features described in this document including engineering services, road formation, subgrade drainage, metalling, kerb and channelling, sealing or paving, footpaths and other walkways, berms and planting areas.
- (viii) Details showing how streets and services are to be connected to existing streets and services.
- (ix) Details showing underground cabling and services provided by others.
- (x) Plans shall provide levels to the recognised local datum.
- (xi) Upon completion of construction, copies of "as built" plans are to be submitted by the owner showing the following details as constructed:
 - Sanitary drainage reticulation - including the measured positions of manholes, manholes depth and lid levels (where required by Council); measurements to house connections, referred to the centre of the downstream manhole cover and the length and position of laterals.
 - Stormwater drainage reticulation - detailed as for (a). The plans shall also show subsoil drainage and flood path level information.
 - Water reticulation - including the position of mains, location of hydrants, valves, tees and connections.
 - Areas of filling - showing the total depth of fill, in the form of lines joining all points of equal fill depth.

- Ducts - measurements to ducts installed for telephone, power and gas reticulation.
 - Street names - as suggested by the Owner and as approved by Council
- (l) any other information necessary to determine the effects of the proposal.

1.7 CERTIFICATE OF COMPLIANCE

A Certificate of Compliance can be requested by any person for permitted activities. The certificate states that a particular proposal complies with the district plan or notified proposed district plan in relation to a particular location at the time of requesting the certificate.

1.8 NOTIFICATION OF APPLICATIONS

Section 94 of the RMA specifies when Council need not notify an application for resource consent. In accordance with these provisions the following matters will apply to notification. It should be noted, however, that in accordance with section 94(5), the Council reserves the right where special circumstances exist to notify an application even though this Plan states that an application will not be notified.

Controlled Activities:

Controlled activities will be notified unless the written approval has been obtained from every person who the Council considers may be adversely by the granting of the resource consent.

A subdivision consent need not be notified in accordance with section 93 of the RMA if the subdivision is a controlled activity (section 94(1)(a) RMA).

Discretionary (Limited) and Discretionary Activities:

All discretionary (limited) and discretionary activities will be notified unless –

- (a) the Council considers the adverse effect on the environment will be

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minor; and

- (b) the written approval has been obtained from every person who the Council considers may be adversely by the granting of the resource consent.

Council seeks to take the following consistent and transparent approach in deciding whether or not to notify applications and seek the approval of affected parties.

In determining those person that may be adversely affected by the granting of a resource consent, the Council will consider the Plan's objectives and policies and reasons for the rules, and (where appropriate) the effect on:

- those persons living in residential properties adjacent or near to any application site;
- those persons who own or lease land that is adjacent or near to any application site and whose use of that land could be detrimentally affected by the application;
- those Tangata Whenua of an area whose cultural values could be adversely affected by any application;
- those persons or organisations whose use or enjoyment of an area could be adversely affected by any application;
- any adjacent territorial local authority or the regional council;
- any Minister of the Crown with statutory responsibilities in respect of the application site or any adjacent area;
- any other person who the Council considers relevant in the circumstances.

In determining whether there is anything more than a minor adverse effect on the environment through the granting of a resource consent, the Council will consider the Plan's objectives and policies and reasons for the rules, and (where appropriate):

- the degree of non-compliance with any rule in the Plan and the environmental outcome sought by that rule;

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- the frequency of any effect;
- the area influenced by any effect;
- the timing of any effect;
- the sensitivity of surrounding uses to that effect; and
- any other aspect of the effect considered relevant in a particular circumstance.

1.9 CROSS BOUNDARY ISSUES

To the north of Carterton District is Masterton District, to the south is South Wairarapa District and to the west is Kapiti Coast District and Horowhenua District.

Cross boundary issues are likely to occur where an activity is on or near a territorial boundary or where effects occur which do not take into account territorial boundaries e.g. noise, odour.

Carterton District Council and Wellington Regional Council will address certain issues together for example:

- natural hazards;
- hazardous substances and contaminated sites.

Cross boundary issues will be dealt with through consulting with adjoining territorial authorities and the Regional Council over plans (to ensure consistency), plan changes and resource consent applications. Joint hearings will be held where appropriate.

1.10 RECLAMATION AND DECLAMATION

Where land is, or has been created by reclamation, any activity will be assessed against the adjoining area rules.

Where land is proposed to be removed by declamation, the effects will be considered in conjunction with the Wellington Regional Council.

1.11 SECTION 32 ANALYSIS AND MONITORING

Section 32 of the RMA imposes a general duty on the Council to consider alternatives and assess benefits and costs before adopting any objective, policy, rule, or other method. The Section 32 analysis was an iterative process based on on-going investigations and is recorded in discussion documents, policy papers, meeting records, and Council's written response to draft sections of the Plan. This material is held in the Council office.

Section 35 of the Act imposes a general duty on the Council to gather information, monitor and keep records. Section 75 (1)(i) requires the Plan to outline the procedures to be used to review plan provisions and monitor the effectiveness of the plan as a means of achieving objectives and policies.

Carterton District Council will:

(a) **Monitor the Plan's effectiveness.**

The District Plan review process is ongoing. The review process is subject to the provisions of the First Schedule to the Resource Management Act 1991. Any person can request a plan change at any time. The whole District Plan will be reviewed no later than 10 years after the Plan becomes operative. In particular the following means will be used:

- Assess the number of plan changes requested;
- Use the Annual Plan consultation process as a means to gain feedback on the effectiveness of the Plan; and
- Assess the effectiveness of the plan policies and methods as part of an assessment of resource consent applications.

(b) **Monitor the effect of resource consents.**

In assessing the effects of a proposal granted for resource consent or ensuring the effects of activities are avoided, remedied or mitigated the following means will be used:

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- The number of complaints received as a means of assessing the degree of compliance with plan policies and rules; and
- The degree of compliance with resource consent conditions.

(c) **Liase with the Wellington Regional Council.**

The Carterton District Council will work in conjunction with the Regional Council for example, to monitor the effects of recreational activities on the quality of the rivers.

In order to ensure the areas around natural areas and features are developed sensitively it is important to look at the land management techniques being used. This is a shared responsibility and close liaison with the Wellington Regional Council will be required to ensure satisfactory outcomes. The Council will assist the Regional Council in any appropriate ways to ensure management techniques will not adversely affect the natural features and areas of importance within Carterton District.

The monitoring information will be used to assess whether anticipated environmental results are being met, and if not what action may be required to remedy the situation. In addition liaison with other local authorities will be undertaken to enable cross boundary issues to be dealt with. The monitoring programme will be refined as necessary and will assess the state of the environment as appropriate to the district's functions under the Resource Management Act.

A monitoring report will be prepared once every two years which outlines whether the above matters have been achieved and any means of remedy required. This document will be made available to the public.