
SECTION 2: GENERAL OBJECTIVES AND POLICIES

2.01 SIGNIFICANT RESOURCE MANAGEMENT ISSUES OF THE DISTRICT, GENERAL OBJECTIVES AND POLICIES

INTRODUCTION

The South Taranaki District is situated on the West Coast of the North Island between the Stony River in the Northwest and Waiinu Beach in the Southeast. From Waiinu the western boundary follows the catchment of the Waitotara River behind Makakaho and Ngamatapouri to the Matemateaonga range, behind Mangamingi and Eltham. The boundary then runs almost due west to above Kaponga to Makaka, and then virtually due north to the summit of Mount Taranaki/Egmont and down the Stony River to the Tasman Sea. From a geographic viewpoint there are a number of significant landscapes within the District, creating visible environments which have shaped the growth and development of South Taranaki, and continue to do so.

The most significant of these is Mount Taranaki/Egmont, both in terms of its role in the formation of the highly productive ring plain and its ongoing impact on the climate of the District. Yearly it generates up to 3600mm of rain and snow on its slopes and is responsible for almost all the water found in the South Taranaki Rivers. Only the Waitotara and the Whenuakura Rivers are not sourced from the mountain.

The mountain is surrounded by the Egmont National Park, noted for its significant indigenous forest and associated habitat. It is a distinct natural environment which is protected by management policies and plans administered by the Department of Conservation, in particular the Conservation Management Strategy prepared by the Department of Conservation and the Egmont National Park Management Plan. The National Park forms a buffer between the fertile ring plain and the mountain summit.

The ring plain environment is characterised by volcanic soils formed by eruptions of volcanic ash and natural erosion of volcanic material. This has created a ring shaped plain around the base of the mountain. The soils of the ring plain are considered to be some of the most fertile in the country. It is this area which supports a variety of pastoral activities with a predominance of dairying. Other activities include sheep and beef farming, horticulture, cash crops and intensive farming. This area also supports associated rural processing industry, in particular, one of the world's largest single site dairy factories, Fonterra Co-operative Group Ltd, Whareroa Site (formerly known as Kiwi Co-Operative Dairies Limited), located just south of Hawera. The other major resource is petrochemicals. Significant oil and gas reserves exist both on land and off-shore opposite Hawera and Opunake.

Located on the ring plain are industries associated with these natural resources, including a natural gas plant and ammonia urea fertiliser manufacturing plant at Kapuni, and a gas stripping and treatment facility at Oaonui.

The ring plain is well dissected by numerous rivers and streams flowing in a distinctive radial pattern. These are characterised by short narrow catchments of steep gradient and the channels are well cut into the volcanic material of the plain. Due to intensive development of the ring plain area, these rivers and streams have undergone considerable loss of riparian margins.

There are many significant wetland areas in the District such as Hawken's Lagoon, Moumahaki Lakes and the Waitotara River Estuary, which is listed as a wetland of international significance in the Oceania Wetland's Inventory. A number of significant wetlands have been identified by the Department of Conservation in Protected Natural Area (PNA) surveys for the Foxton and Manawatu Plains Ecological Districts.

The other significant natural environments in the District include the rugged eastern hill country and the coastal strip. The hill country environment comprises strongly rolling to steeply dissected hills with slopes ranging between 16 and 35+ degrees. The soils associated with the hill country differ depending on the influences of climate, slope and altitude. Soils on the rolling hill country are deeper and capable of sustaining a range of productive land uses including dairying, cattle and sheep rearing. The soils of the steeper hill country are often shallow and in some cases the steepness of the slopes has prevented a mature soil from developing. Parts of this area are primarily bush covered or reverting bush, with some developed pasture areas used for dry stock farming. The hill country environment is also characterised by deeply incised rivers and streams with narrow flood plains.

The coastal strip runs the entire length of the western and southern boundaries of the District. This environment generally comprises an area from Mean High Water Springs to encompass dune land and uplifted marine terraces. Different characteristics created from the influences of climate, wind, wave action and man have resulted in landform variations along the coastal strip. In the southern part of the District this environment is mainly "cliffed" interspersed with the occasional sand beach. The uplifted marine terraces in this area form a flat to strongly rolling coastal fringe from the top of the cliffs to the base of the hill country. In the northern part of the District the exposed cliffs are lowered to create more open sand and cobble beaches.

The vegetation in the coastal area alters significantly from native species at the coastline, to grassland and forestry development on the terraces.

Dairying and pastoral farming activities predominate on the terraces, although an increase in forestry in recent years is apparent. The coastal environment is also home to a range of other activities all of which impact on the natural environment, including coastal settlements (Opunake, Waiinu, Waverley and Patea beaches), recreation, tourism, horticulture, cropping and the infrastructure to support these.

The land and its naturally occurring minerals are perhaps the most significant natural resources of the District. It, and they, provide the means of support for the people of the District and the basis for the economic, cultural, social and general well-being of the community.

The management of land in a sustainable manner is essential for the continued development and well-being of the District. The significant resource management issues identified through research and consultation, are addressed in this Plan. These issues have been identified because there is pressure for use, existing evidence of inappropriate use, the potential for conflict between uses which could result in the degradation or loss of that resource, and the need for certainty and clarity.

The objectives and policies which flow from the issues are developed to ensure the principle "to promote the sustainable management of natural and physical resources" (Section 5 of the Resource Management Act 1991) is achieved.

This does not mean that resources cannot be used, but rather that their potential for use now, and for future generations, is not compromised by the decisions and actions taken today. The management of natural and physical resources takes place within a framework of Statements, Policies and Plans prepared at national, regional and district level. The focus of this Plan is the local level. The following are the significant resource management issues, general objectives and policies for the District identified during the public consultation process. They apply both to natural and physical resources and to the processes required to manage those resources. The issues are not ranked in any specific order.

The management methodology described in section 2.03 of this plan identifies the use of zones throughout the District. The objectives and policies in this section link to those in each of the zones, providing the overall framework for addressing the issues identified here. While these are focussed on the specific resources such as land, water and heritage values, those contained in the separate zones focus on the individual environments within those zones such as the area around people's homes and places of work or entertainment. The objectives and policies are intended to work together and equal weight will be given to the District wide and zone specific policies and objectives.

Natural and Physical Resource Management Issues

Issue: Land

2.01.1 Appropriate use, development and subdivision of the land resource in order to maintain and ensure the widest choice for land use options for future generations.

Evidence of soil degradation and loss through accelerated soil erosion and inappropriate land use activities, or the scale of such activities, can be seen in some parts of the hill country and coastal environment.

The Taranaki Regional Council has a fundamental role in ensuring sustainable land use and land management practices. It has developed a policy framework through its Regional Policy Statement and Regional Plans to achieve this.

The District Council supports the approach and the District Plan seeks to manage the use of the land resource only to the extent necessary to avoid, remedy or mitigate the adverse effects of activities on the environment.

In doing so, it recognises that integrated management of resources and the effects of activities is fundamental. It also recognises that the community is seeking clarity and certainty along with a flexible approach to enable opportunities for the use of land and associated resources to be realised.

Objective 1

Protect the natural ability of the land and soils to sustain their potential for a variety of land use options for future generations.

Policies

- 1(a) To avoid, remedy or mitigate the effects of accelerated soil erosion on land and soil resources.
- 1(b) To provide the maximum opportunities for land based production, within a framework of environmental standards.
- 1(c) To manage the subdivision of land.
- 1(d) To manage extractive activities in a way which will reinstate the land after removal of minerals, so as not to preclude its use by future generations.

Provision for the use, development and subdivision of land in a way which does not result in the deterioration of the land and soil resource is important to ensure the sustainable management of this resource. The land provides the community with the ability to meet its needs in a social, cultural, economic and social sense. Providing for opportunities to use the land has to be balanced with the need to ensure the permanent loss of the productive potential of land is minimised.

The effects of activities on erosion prone land can lead to irreversible land and soil loss which impacts on land beyond the immediate area. The policies are consistent with those of the Taranaki Regional Council.

It is recognised that the extraction of minerals and materials from the land is a significant part of the rural economy, and the successful operation of primary productive land use activities. These activities will continue to be provided for within a framework of environmental standards and performance which requires the reinstatement of land.

2.01.1A Methods of Implementation

The methods of implementation include:

- * Rules in the Plan requiring compliance with environmental standards
- * Co-ordination and liaison with the Taranaki Regional Council

2.01.1B Reasons for Adopting the Objectives, Policies and Methods for Implementation

The principal reasons are:

- * To provide for the effective management of the land in a sustainable manner to ensure it is capable of providing for the foreseeable needs of future generations.
- * To ensure consistency with the policies and plans prepared by the Taranaki Regional Council to enable responsibilities to be carried out in an integrated manner.

2.01.1C Anticipated Environmental Results

The anticipated environmental results are:

- * A healthy, managed soil and land resource to hand over to future generations
- * Reduction in the potential for damage to the land and the landscape from extractive activities.

Issue: Riparian Management and Surface of Water

2.01.2 The importance of the natural character of wetlands, lakes, rivers and their margins, and the protection of them from inappropriate subdivision, use and development.

2.01.2a Activities on the surface of rivers and lakes having adverse effects on the intrinsic and ecological values of lakes, rivers and their margins.

Section 6(a) of the Act recognises the preservation of the natural character of the coastal environment, wetlands, lakes and rivers and their margins, together with the protection of them from inappropriate subdivision, use and development, as a matter of national importance.

Within the District the issue of degraded water quality due to the loss of riparian vegetation, and the reduction in the areas of wetland, have been identified by the Taranaki Regional Council as a significant issue. The Regional Council is the agency with major responsibilities in this area, although the District Council plays a role in relation to the indirect effects of land use on water bodies, and managing the effects of activities on the surface of water.

Many other agencies are also involved in the protection of wetlands and riparian areas, including the Department of Conservation, the Queen Elizabeth II National Trust, the Forest Heritage Fund and the Taranaki Tree Trust.

Many of the district's wetlands have been drained or filled for agricultural production and urban development. The protection of those that remain is a matter of national importance under the Act. Likewise, many river margins have lost much of their protective cover of riparian vegetation.

This has resulted in a loss of natural character and has adversely affected the functioning of river systems. The middle and lower reaches of rivers originating on Mt. Taranaki show declines in water quality as a result of intensive agricultural land use.

The retirement and planting of riparian margins, and the setting aside of riparian strips, is considered effective in avoiding, remedying or mitigating the adverse effects of the use or development of land on water bodies.

Riparian management is important for improved instream conditions by stabilising stream banks and providing shade, shelter and a supply of carbon. It also leads to improved water quality through decreasing concentrations of nutrients and sediment entering water bodies from non-point sources and leads to protected and enhanced natural character along the coast, wetlands and rivers and lakes.

The Council also has responsibility for managing the effects of activities undertaken on the surface of lakes and rivers in the District. Effects which may need management relate to noise from motorised recreational craft, spillage of hydrocarbons (oil/grease/diesel) and the potential reduction in water quality, visual amenity and natural ecological values and habitat, safety of people using water for recreational, sporting and leisure activities and the potential effects on stream and river margins from motorised craft.

Objective 2

Preservation of the natural character of riparian margins and protection from inappropriate subdivision, use and development.

OBJECTIVE 2.1

Recognise and protect the ecological, natural character, landscape, and amenity values associated with lakes and rivers and their margins from the adverse effects of activities undertaken on the surface of those lakes and rivers.

Policies

- 2(a) To avoid, remedy or mitigate the adverse effects of land activities on the freshwater resources of the District.

- 2(b) To protect and enhance riparian margins on land adjacent to significant rivers, and to use the establishment of esplanade reserves and strips in this process.
- 2(c) To promote the voluntary protection of riparian margins on land adjacent to rivers, lakes and wetlands.
- 2(d) To promote sustainable management practices in order to maintain and enhance the natural functioning of adjacent water bodies, and improve water quality.
- 2(e) To avoid, remedy or mitigate the adverse effects of activities on the surface of water whilst maintaining and enhancing the health and safety of people and the community in respect of activities on the surface of water.
- 2(f) To develop, in association with Tangata Whenua and the community, sustainable methods for the use of the surface of water in rivers and lakes.

The focus of the policies is on managing the adverse effects of land use activities on water bodies and their margins. Protection and enhancement through voluntary methods is considered to be the most beneficial means, although the plan provides for the setting aside of esplanade reserves and strips along scheduled rivers at the time of subdivision and development. Also recognised is the major role the Taranaki Regional Council plays in respect of water and soil conservation, and the control it has relating to discharges to water, and to land in a manner which may lead to discharges entering water. Co-ordination and liaison with the Regional Council will continue to be essential.

A proactive response is supported by the Council but it is recognised that the promotion of public access and the conservation of water margins affects the rights of landowners to use their land. The costs of implementing reserve formation on every river and stream in the District would be prohibitive. The Council has adopted a schedule of rivers which effectively prioritises these rivers for protection through the imposition of esplanade reserves and strips at the time of subdivision and development. Many of these rivers presently have some form of reserves set aside, and it is considered preferable to enhance this provision, and create linkages between these reserves. This will ensure over time the establishment of a comprehensive protection regime which meets the provisions of the Act.

2.01.2A Methods of Implementation

The principal methods of implementation are:

- * Rules in the District Plan requiring the setting aside of esplanade reserves and/or strips on resource consent applications for subdivision and land use.

- * Co-ordination and liaison with the Taranaki Regional Council particularly in respect of its advocacy and education initiatives, and providing this information to the community.
- * Encouraging voluntary methods of protection for riparian and wetland areas and planting particularly adjacent to scheduled rivers, and encouraging additional riparian management to avoid, remedy or mitigate the adverse effects of activities.
- * Investigation of other methods including economic incentives, such as rates relief and the fencing of riparian areas, to determine the appropriateness and effectiveness of these as a means to avoid, remedy or mitigate the adverse effects of land uses on water bodies, and the introduction of such methods through a plan change, if necessary.
- * Monitoring and review of the District Plan provisions for indigenous riparian vegetation.

The Council will, in conjunction with other relevant agencies (such as Transpower New Zealand Limited, Royal Forest and Bird Protection Society of New Zealand Incorporated, Federated Farmers of New Zealand Incorporated, Department of Conservation, Mr John Norton, and Taranaki Regional Council should they wish to be involved), develop a scientifically based monitoring programme to measure changes in the extent and condition of indigenous riparian vegetation within the district at an aggregate level, with particular emphasis given to the hill country.

Within 5 years of the Plan becoming fully operative, the Council will establish a working party to consider the methods and results of the monitoring and review the Heritage provisions of the Plan dealing with riparian vegetation. Members of the working party shall include, as a minimum, a nominated representative of each of the parties to references on variation 14, namely the Council, Transpower New Zealand Limited, Royal Forest and Bird Protection Society of New Zealand Incorporated, Federated Farmers of New Zealand Incorporated, Department of Conservation, Mr John Norton, and Taranaki Regional Council, should those parties wish to be members of the working party.

On the completion of the review, the Council will consider the introduction of a plan change should the working party determine that the Heritage provisions of the plan need to be altered.

2.01.2B Reasons for Adopting the Objectives, Policies and Methods

The principal reasons for adopting the objectives, policies and methods are:

- * The need to ensure that the natural character of the District's wetlands, lakes and rivers and their margins are maintained and enhanced.
- * The need to ensure that the District's wetlands, lakes and rivers and their margins are protected from adverse effects of subdivision, use and development.

- * Formal methods of protection such as esplanade provisions are one means of achieving riparian management, but other methods of a non-prescriptive type are also appropriate, and voluntary agreements for setting aside land for protection purposes are preferred.
- * The use of economic instruments needs to be investigated to determine the likely amount of land and the costs associated with this, both to the Council and landowners, prior to implementation.
- * The imposition of alternative, but prescriptive, methods for achieving management of land use effects on water bodies, and the protection and enhancement of riparian margins, requires consideration through a consultative process in order to be effective. Such consultation has not been carried out at this stage.

2.01.2C Anticipated Environmental Results

The anticipated environmental results are:

- * The maintenance and enhancement of water quality throughout the District.
- * The natural character of the District's wetlands, lakes and rivers and their margins is maintained and enhanced.
- * The District's wetlands, lakes and rivers and their margins are protected from adverse effects of subdivision, use and development.
- * Existing riparian vegetation will be protected from the effects of activities on the surface of water
- * Landowners will be encouraged to set aside esplanade reserves or strips, or to use other voluntary methods such as covenants, specifically on scheduled rivers, and to undertake voluntary methods of riparian management such as retirement, fencing and planting, through education and advocacy.

Issue: Tangata Whenua

2.01.3 Recognition of Maori cultural and spiritual values, and the principles of the Treaty of Waitangi in the management of the District's natural and physical resources.

2.01.3a Development of a strong and effective working partnership with Tangata Whenua, based on an increased knowledge of Maori cultural and spiritual values and tikanga, and their relationship with their ancestral lands, waters, sites, wāhi tapu and other taonga, and the achievement of an effective joint response to resource management.

The Resource Management Act creates a framework within which recognition is given to the special importance of Tangata Whenua and the principles of the Treaty of Waitangi. The District Council will endeavour to provide specifically for the requirements of Tangata Whenua in the development and implementation of policy for the management of natural and physical resources of significance to iwi.

It is recognised that to satisfy the provisions of the Act in relation to participation by Iwi, and the principles of the Treaty of Waitangi, a working partnership needs to develop between Iwi and the Council. The Council will seek methods to improve liaison and participation by Iwi in this process, to improve the understanding of the principles of the Treaty throughout the District by the community and to build on existing initiatives to encourage cross-cultural exchange in resource management.

Objective 3

Develop and maintain mechanisms for sensitively and adequately addressing the requirements of Tangata Whenua in respect of the management of natural and physical resources.

Objective 3.1

3.1 Give effect to the concept of Kaitiakitanga as defined by Tangata Whenua of the District in respect of the management of natural and physical resources.

Objective 3.2

3.2 Recognise and implement the principles of the Treaty of Waitangi in the management of natural and physical resources.

Policies

- 3(a) Establish formal and informal working relationships with Tangata Whenua within which a partnership regarding Resource Management matters may be defined, addressed and decided.
- 3(b) To recognise and provide for the relationship of Tangata Whenua and their culture and traditions with their ancestral lands, waters, sites, wāhi tapu and other taonga.
- 3(c) To actively consult with Tangata Whenua and encourage participation from iwi and hapu when addressing matters of concern to those people.
- 3(d) To require, where appropriate, as part of the determination of resource consent applications, consultation with Tangata Whenua be undertaken and reported to the decision-making authority.
- 3(e) To recognise and protect known Wāhi Tapu, and other sites and Taonga in a sensitive manner.

The development of an effective working relationship between Council and Tangata Whenua in respect of resource management is in its infancy. Council's priority is to establish both formal and informal working relationships that satisfy the needs of both parties.

Consultation is an ongoing process at both the policy development and consents levels. Council is aware that on site or area specific issues, consultation will be required at the whanau or hapu level. The provision for protection of wāhi tapu and other taonga will be undertaken using a Register of Sites which is likely to require expansion over time. The success of such techniques will depend on the willingness of tangata whenua to allow particular sites to be registered, or appropriate recording and the development of data protection techniques.

One key principle of the Treaty of Waitangi is the concept of partnership. The creation of the framework within which this can be achieved at a local level is dependent on the development of an effective working relationship between Council and Tangata Whenua. It is also reliant on the 'partnership' being able to develop, and the necessary resources, being made available to allow participation by Tangata Whenua. These matters will continue to require addressing through the resource management framework. It is important that the community continues to be part of this process.

2.01.3A Methods of Implementation

The principal methods of implementation are:

- * Consultation with Tangata Whenua
- * Provision of information and advice
- * District Plan rules

2.01.3B Reasons for Adopting Objectives, Policies and Methods

The reasons for adopting the objectives, policies and methods are:

- * So that the particular needs and special place of Tangata Whenua can be recognised and appropriately provided for.
- * Recognition of the cultural and spiritual values and aspirations of Tangata Whenua in the management of natural and physical resources.
- * Protection of areas and sites of significance to Tangata Whenua and other taonga.
- * To promote a better understanding in the community about the principles of the Treaty of Waitangi and implications for Resource Management, and how this is to be given effect by the Council.
- * To provide opportunity for Tangata Whenua participation in the development of policy and directions for the use, development and protection of natural and physical resources.

2.01.3C Anticipated Environmental Results

The anticipated environmental results are:

- * Areas, sites and taonga of importance to Tangata Whenua are recognised and protected within a framework which provides for traditional customs and values.
- * An increased understanding and awareness of the significance of the Treaty of Waitangi by the District community.
- * A decision-making framework capable of providing for traditional customs and values within the context of the sustainable management of natural and physical resources.

Issue: Coastal Environment

2.01.4 Protection of the natural character of the coastal environment, while providing for the development of existing coastal settlements and activities and enhanced public access to the coast.

Section 6 of the Resource Management Act requires that the following must be recognised and provided for:

"...The preservation of the natural character of the coastal environment....and the protection of it from inappropriate subdivision, use, and development; " and

"..The maintenance and enhancement of public access to and along the coastal marine area..."

The coastline of the district varies from sand and cobble beaches to high cliffs of exposed rock. The coast is the subject of a range of policy directions and controls operating under the Act at a national, regional and district level. The New Zealand Coastal Policy Statement (NZCPS) prepared by the Minister of Conservation is a national policy direction for the coastal environment. Although it does not define what constitutes the "coastal environment" the NZCPS identifies that it is an environment in which the coast is a significant element or part, but because of section 6(a) it now specifically includes all of the coastal marine area. The Taranaki Regional Council identified in both the Regional Policy Statement and the Regional Coastal Plan that the coastal environment will vary from place to place, but that it will include open coastal water, tidal waters, foreshore and seabed, dunes and beaches and may include estuaries, cliff and other land areas near the coast.

Objectives and policies contained in the Regional Coastal Plan address matters at the coast including the protection of ecological values, natural character, heritage values, and areas of outstanding coastal value, natural hazards and public areas. Matters which are particularly relevant to the District's coastal environment are natural hazards, coastal erosion and heritage protection.

At a local level the role of the Council is limited to landward of the line of Mean High Water Springs. [MHWS]

Objective 4

Preserve the natural character, ecosystems habitats and historic values of the coastal environment while recognising the influences of coastal processes in continuing to shape this environment and avoid inappropriate subdivision, use and development.

Policies

- 4(a) To recognise and provide for the existing settlements in the coastal environment to enable future development in a consolidated manner, and in a manner which does not adversely affect the coastal marine area.
- 4(b) To provide a Coastal Protection Management Area at the coastal edge to establish environmental standards and a level of certainty for the people of the District.
- 4(c) To provide opportunity for people to enjoy the coastal environment by the enhancement of existing public access and the provision of improved access to and along the coast.
- 4(d) To seek the creation of public reserves at the coastal fringe through negotiated acquisition and reserve contributions on subdivision.
- 4(e) To discourage the development of buildings and other significant assets on areas which may be prone to coastal erosion or the effect of sea level rise, unless the structures:
 - (i) have a significant community benefit and need to be located in the coastal environment;
 - (ii) do not adversely affect the natural character of the coastal environment;
 - (iii) are relocatable.
- 4(f) To encourage the restoration and rehabilitation of the natural character of the coastal environment where this is appropriate.
- 4(g) To recognise and provide for other activities in the coastal environment, as appropriate, and in a manner which does not adversely affect the coastal environment.
- 4(h) To ensure that industry or utilities requiring a coastal location, such as the transmission of gas from off-shore, have special regard to the sensitivity of the coastal environment.

The effects of coastal processes, climate, and human modification of the coastal margin have resulted in a natural environment of great variety and interest. Adverse effects on the coastal environment can result from many different land uses and activities, for example coastal erosion (man induced), reduction in the quality of coastal water and reduction in amenity values.

Appropriate development may be acceptable in some coastal areas, but will be subject to constraints in respect of outstanding natural features and areas of high ecological, habitat, recreational or historic value. Beach settlements along the length of the coastline have been in existence since early this century. Associated activities such as camping grounds, ablution facilities and surf lifesaving buildings and storage sheds have also been established.

These communities have rights to remain and the Council intends to provide for the beach communities to consolidate development in a way which ensures that potential adverse effects are avoided, remedied or mitigated. Some of these settlements provide permanent homes for residents of the District rather than holiday accommodation, and this is leading to the upgrading and development of community based sewage and water schemes to serve the settlements. New development will be required to be located within existing settlements.

Parts of the coastal environment in the District are particularly difficult to access and in some ways this has protected them from inappropriate use. At the same time access along the coast has been disjointed due to the variety of land ownership, landforms, the steepness of the topography and the presence of major river estuaries and river mouths. It is also recognised that there is other legislation which impacts on or restricts public access to certain areas, and this may include the coast. For example, the Defence Act 1990 provides for the restriction of public access to Defence Areas including areas used for temporary military training activities.

The majority of the land in the District is zoned Rural. The zone provides a spatial control where the effects of activities are considered to be similar and compatible. Special provision is made for the coast in the Coastal Protection Management Area within the rural zone. This area reflects the extent of the coastal environment and the area within which coastal processes potentially impact on the use, development and subdivision of rural land. The coastal environment in the District is a high energy wave and wind environment and is subject to erosion, and the potential effects of other natural hazards such as sea level rise. It is important in the future management of this environment to avoid natural coastal hazards when providing for subdivision, use and development of land. Within this environment additional protection is also given to the natural character of the coast. This area also represents the interface between land with essentially a natural character and land heavily modified by human processes, principally farming.

Within the coastal environment, emphasis will be placed on consolidation of existing settlements and the enhancement of public access to the coast. Council will seek the creation of reserves at the coastal fringe following the development of a comprehensive Reserves Strategy for the District.

2.01.4A Methods of Implementation

The principal methods of implementation are:

- * District Plan rules, creation and development of reserves and access to the coast

- * Liaison with other organisations having resource management responsibilities in the coastal environment to ensure integrated decision-making.

2.01.4B Reasons for Adopting the Objectives, Policies and Methods

The principal reasons for adopting the objectives, policies and methods are:

- * Recognition of the significance the community places on the preservation of the existing character and amenity values of the coastal environment.
- * Recognition of the need to protect the coastal environment from pressures and demands which could result in inappropriate use, subdivision and development.
- * Acknowledgement of the natural coastal processes which have shaped the District's coastal environment.

2.01.4C Anticipated Environmental Results

The anticipated environmental results are:

- * Preservation and protection of the natural character of the coastal environment from the adverse effects of inappropriate subdivision, use and development.
- * Recognition of the existing coastal settlements.
- * Maintenance and enhancement of public access to and along the coastal marine area.

Issue: Environmental Quality

2.01.5 Protecting, maintaining and enhancing the quality of the environment while meeting the needs of local residents.

Environmental quality is about amenity values and meeting the needs and aspirations people have regarding their homes, and the places they use to work, play and visit. Amenity values are those natural or physical qualities and characteristics of an area which enhance it and make it more enjoyable, contributing to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes. Activities which can adversely affect the quality of the environment and amenity values are to be controlled.

Objective 5

Maintain and where practicable improve the environment around people's homes, farms, business activities and community facilities.

Objective 5.1

Maintain and where practicable improve the social, cultural, and physical health, safety and well-being of the residents and communities of the District.

Policies

- 5(a) To enable a variety of activities to establish provided that they do not reduce the quality, amenity values, character or sustainability of the environment.
- 5(b) To ensure that existing environments are not adversely affected by more intensive development, by providing environmental standards.
- 5(c) To ensure that the effects of the location, design and construction of industrial development are managed to ensure these developments reflect the qualities of the environments in which they are to be located.
- 5(d) To provide sufficient recreational, local purpose and other reserve space to meet the needs of the District community.
- 5(e) To recognise the role of public open space and natural areas in maintaining and enhancing the character and amenity values of the rural and urban environments.
- 5(f) To provide opportunity for people to enjoy the District's lakes and river environments by the enhancement of existing public access and the provision of improved public access to and along lakes and rivers.
- 5(g) To control the adverse effects of signage (size, type, colour, number and location) to ensure that these do not detract from the visual amenity and character of the surrounding environment, and /or impact on traffic safety.
- 5(h) To control noise emissions at levels acceptable to the community.

The community places considerable value on the character and quality of the residential and recreational environments in the District. This quality is to be protected from the adverse effects of activities.

Industrial activity has the potential for creating adverse effects on the amenity values of areas in which it is located. It is also recognised as a significant contributor to the social and economic well-being of the community. The intention is to establish controls for the establishment of industry which reflect the surrounding environments and provide for industrial development with some certainty and flexibility.

Reserves generally enhance the amenity value and recreational opportunities for the community. They can also protect natural values, ecology, landscapes and the margins of lakes and rivers and the coast. A regime of esplanade reserves and strips based on the significant rivers and lakes of the District that provides for the maintenance and continued enhancement of access to these areas is important. Substantial reserves, open space and associated recreational facilities and services are provided by the Council.

Control on the location, size and nature of signs is considered essential to protect the amenity values of the environment. Signs are also an integral part of the environment providing information, directing traffic and providing for the safety of people using the roading network.

The effect of signage is controlled to distinguish between signs necessary for the safe and efficient movement of people and those designed to promote a product or activity.

Environmental noise has the potential to have a significant effect on the amenity of any neighbourhood or environment. Noise is a nuisance when it reaches levels which interfere with people's normal daily activities, or sleep. The effects of noise are different depending on the type, nature and continuity of that noise. For example, noise of an intermittent kind is likely to have less impact on people than continual high pitched noise over lengthy periods of time. The Act requires that the emission of noise is kept to reasonable levels at all times. The principal areas of concern within the District are the adverse effects of noise on residential areas, and the interface between different areas. e.g. noise generated in one area impacting on an adjacent area.

2.01.5A Methods of Implementation

The principal methods of implementation are:

- * Performance standards and District Plan rules
- * Sign design guidelines as an indicator of means of compliance
- * Reserve Management
- * Education
- * Financial Contributions
- * Works and services
- * Negotiated agreements or covenants with landowners
- * Identification of existing public access

2.01.5B Reasons for Adopting the Objectives, Policies and Methods

The principal reasons for adopting the objectives, policies and methods are:

- * Recognition of the significance the community places on amenity values in the areas in living, working and recreational environments.
- * Create certainty for the development of industrial activity and protection of environmental quality in areas where this is established.
- * Recognition of the potential for reserves to contribute to the amenity of areas and the protection of the natural environment, particularly riparian margins and the coast.
- * Ensuring sufficient public open space and recreational opportunities are available for use by the community.
- * Recognition of the impact noise can have on the social, cultural and recreational values of the environment and the need to control the effects of noise.
- * Giving certainty to the community regarding the acceptable levels of noise generation within different areas.
- * Ensuring that signs do not detract from the amenity of areas, or adversely affect the safety of people.

2.01.5C Anticipated Environmental Results

The anticipated environmental results are:

- * Enhanced opportunities for people and communities to contribute to their social, cultural and general well-being through improved access to rivers, streams, lakes and the coastline, and the associated recreational values.
- * Maintenance of the amenity and character of areas.
- * Signage which complements the environment in which it is located and the safe movement of traffic not distracted by inappropriately placed signs.
- * Noise levels at an acceptable level throughout the District, and residential environments unaffected by excessive noise levels from activities within and outside the residential area.

Issue: Infrastructure

2.01.6 Efficient use and development of physical resources including appropriate infrastructure.

2.01.6a Ensuring the provision of adequate land for urban expansion at the periphery of growing urban communities, while making the most efficient and effective use of existing services and infrastructure.

Infrastructure includes the system of services, facilities and structures that support the efficient and sustainable functioning of the District. It represents a significant physical resource which is essential to the social, economic, and cultural well-being of the District and the safety and health of people.

Infrastructure includes road, rail, air and pedestrian transportation networks, communications networks such as telephone, radio and telecommunications networks and public services such as energy, water and sewerage, and waste disposal. Some infrastructure within the District also plays a major regional and national role, such as the Kapuni gas treatment plant and the natural gas reticulation network.

Objective 6

Maintain and develop an efficient, effective and sustainable infrastructure that meets the needs of the District's community.

Objective 6.1

Avoid, remedy or mitigate any adverse impact of infrastructure facilities and services on the District's residents and on the environment around their homes, farms and business activities by equitably balancing environmental requirements and individual rights with community needs.

Policies

- 6(a) To encourage future urban development in a manner which optimises the use of natural and physical resources.
- 6(b) To provide land for urban expansion, where necessary, in a way which maximises the use of existing infrastructure and services.
- 6(c) To manage the effects of the location of commercial activity so that it is established in or expands into areas which best provide existing and planned community facilities and physical resources.
- 6(d) To encourage the establishment of shopping, services, cultural facilities and pedestrian amenities in Hawera, Eltham, Opunake, Manaia, Patea, Waverley, Kaponga and Normanby to serve the needs of local urban residents and the surrounding rural areas.
- 6(e) To maximise the efficiency and effectiveness of existing infrastructure services and facilities.

- 6(f) To provide for the establishment, maintenance and enhancement of utility networks for all utilities required in the District within a framework which avoids, remedies or mitigates the adverse effects of those services.
- 6(g) To manage the expansion of urban development by providing for areas of deferred zoning.

The district relies on the use of roads, communications and services to maintain people's health and well-being and general safety. These services need to be provided with provision for their maintenance, upgrading and development. They have the potential to impact on the environment, particularly the visual amenity of areas, and should be required to meet environmental standards.

The Hawera urban area has the most compact form of all the urban centres within the District. Provision is made for some incremental expansion sufficient to absorb anticipated needs for the next ten years. The maximum utilisation of existing infrastructure is supported prior to the expansion of these facilities, or the development of new infrastructure.

Major developments in the district's infrastructure are to be managed to ensure that they are compatible with the principles of sustainable management. Focusing development on townships within the District ensures the current infrastructure (services and facilities) are maximised and efficiently utilised.

There are considerable financial resources invested in the assets of the District which support the population and the activities carried out in the District. Efficient use can be promoted by requiring consolidation of existing serviced urban areas and commercial centres, and providing for new infrastructural systems where these are required.

The principal elements of the various reticulation or distribution networks of most utilities are already in place. Where significant new reticulation or distribution lines are required by network utility operators they should be located as far as possible within existing corridors. One example is the natural gas and petroleum reticulation network. Major gas and petroleum pipelines from the Kapuni and Maui fields are located within the District along with regionally and nationally important associated infrastructure such as the Kapuni gas treatment plant.

Apart from electricity reticulation and telecommunication facilities, the bulk of all other utilities are located underground. The Plan generally provides for these as permitted activities, although where the potential for adverse effects on amenity and the quality of the environment due to the scale of the work is likely to be significant, services have been treated as Discretionary activities.

2.01.6A Methods of Implementation

The methods of implementation include:

- * District Plan rules and environmental performance standards.

- * Consultation and negotiation with organisations responsible for the provision of utilities and services.
- * Works and Services.

2.01.6B Reasons for Adopting Objectives, Policies and Methods

- * Recognition of the considerable resources linked to the infrastructural and servicing base of the District and its management in the most efficient manner.
- * Acknowledgment that the infrastructure (pipes, roads, wires, poles etc) can have an adverse effect on the environment, and that this can be minimised where appropriate, by locating services underground and the use of existing utility corridors.
- * Acknowledgment of the essential nature of the infrastructure established throughout the District and providing for its maintenance and development, where necessary, with minimum disturbance to the environment.

2.01.6C Anticipated Environmental Results

The anticipated environmental results are:

- * An efficient and effective infrastructure throughout the District
- * A sustainable infrastructure
- * Consolidated urban environments and commercial activity within those environments
- * Minimal effect on amenity values and the quality of the environment from reticulation and distribution of essential services.

Issue: Natural Hazards

2.01.7 Minimisation of the risks and effects of natural hazards on the environment.

Section 31 of the Act lists as one of the Council's functions:

- (b) *The control of any actual or potential effects of the use, development or protection of land, including the implementation of rules for the avoidance or mitigation of natural hazards.*

The Act also defines 'natural hazard' as:

"...any atmospheric or earth or water related occurrence (including earthquake, 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."

While the general response to natural hazards is to consider these in respect of effects on the safety and health of the people of the district, this is not all the Council is required to consider. The natural environment and natural resources also require consideration. The information available within the District at present is limited in scope in some areas. It is not always practical to avoid or mitigate natural hazards, and in general priority is placed on human life and property when natural hazards occur. Integration of effort is also required through the various roles played by local and regional authorities during natural hazard event occurrences.

Objective 7

Identify and recognise the risks from natural hazards and enable the adverse effect on the environment from those hazards to be avoided or mitigated.

Policies

- 7(a) To co-ordinate with the Taranaki Regional Council methods to avoid or mitigate natural hazards.
- 7(b) To identify areas of known hazard potential, and collect and analyse relevant data to evaluate the potential risks of particular natural hazards, particularly earthquake hazard.
- 7(c) To prepare and circulate information on known hazard potential in respect of the location and design of structures.
- 7(d) To develop guidelines for site development and vegetation clearance on land identified as Land Use Capability Class 6, 7 or 8 on the New Zealand Land Resource Inventory worksheets seaward of State Highway 3 (between Nukumarū and Hawera) and State Highway 45 (between Hawera and the Stony River) and Land Use Capability Class 7 or 8 on the New Zealand Land Resource Inventory worksheets inland of State Highway 3 (between Nukumarū and Hawera) and State Highway 45 (between Hawera and the Stony River).
- 7(e) To control the location of buildings on land prone to flooding, adjacent to major watercourses or other natural hazards.

The District Council shares the responsibility for the avoidance or mitigation of natural hazards with the Taranaki Regional Council. Direct liaison and co-ordination in terms of information collection and an integrated approach to management is essential.

There is also a need to arrive at a clear understanding of the nature, significance and risks associated with natural hazards within the District and the Taranaki Region. While the hazard associated with volcanic eruption and flooding is well understood, the earthquake hazard requires further investigation. Such research benefits the related Civil Defence functions of the Council.

Accelerated soil erosion on land identified as Class 6, 7 or 8 seaward of the State Highway network and Class 7 or 8 inland of the State Highways on the NZ Land Resource Inventory worksheets has been identified at a regional level as a matter of regional significance in the context of land degradation. The imposition of controls and the development guidelines, that identify risks associated with land works on these slopes, particularly in respect of buildings, is considered important to avoid or mitigate natural hazards.

At the same time subdivision and development should not significantly increase surface runoff to stormwater systems which overload their design capacity, unless consequential improvements have been made.

In response to flood hazard, controls are imposed on the location of buildings in relation to land prone to flooding and land adjacent to major watercourses. In some circumstances it may be possible to erect a building within a known hazard zone on the basis that its design allows for practicable and easy relocation.

2.01.7A Methods of Implementation

The principal methods of implementation are:

- * Rules and performance standards concerning the location and erection of buildings in areas of known or anticipated natural hazards, and siteworks on land identified as Class 6,7, or 8 on the NZ Land Resource Inventory worksheets seaward of State Highway 3 (between Nukumaru and Hawera) and State Highway 45 (between Hawera and the Stony River) and Class 7 or 8 inland of State Highway 3 (between Nukumaru and Hawera) and State Highway 45 (between Hawera and the Stony River).
- * Co-ordination and liaison with the Taranaki Regional Council particularly in the area of data gathering and analysis.
- * Consultation with landowners affected by the implementation of policy 7(d).
- * Development of environmental guidelines for areas of natural hazard

2.01.7B Reasons for Adopting Objective, Policies and Methods

The principal reasons for adopting the objective, policies and methods are:

- * Recognition of the potential impact of known and reasonably foreseeable natural hazards and the consequent risk to life and property;
- * Avoidance and mitigation of the adverse effects of natural hazards, particularly in respect of land development on land identified as susceptible to severe accelerated soil erosion and described in policy 7(d).

2.01.7C Anticipated Environmental Results

The anticipated environmental results from the implementation of these policies and methods are:

- * Location of development on sites free from natural hazards.
- * The avoidance or mitigation of adverse effects of natural hazards on the environment (including people and property).
- * Increased knowledge by the community of the risk associated with natural hazards.
- * The establishment and operation of activities in a manner which recognises the associated natural hazards and avoids or mitigates the adverse effects of natural hazards.

Issue: Hazardous Substances

2.01.8 Minimising the risks associated with the use, disposal, storage and transportation of hazardous substances, on land and people.

Hazardous substance use, disposal, storage and transportation has the potential to impact on the health and safety of the people of the District and the environment in general. The Plan seeks to minimise the risks of environmental degradation relating to hazardous substances.

Objective 8

Avoid or mitigate the adverse effects of, and risks associated with, the use, storage, disposal and transportation of hazardous substances.

Policies

- 8(a) To liaise and cooperate with other organisations with responsibilities for hazardous substances.
- 8(b) To identify locations and facilities where hazardous substances are used, and which pose a risk to the environment and/or to human health, and to control the future location of such facilities.
- 8(c) To develop and implement rules for the management of hazardous facilities and the prevention or mitigation of effects associated with the use, disposal, storage and transportation of hazardous substances.
- 8(d) To require the preparation and operation of site management and emergency plans where activities use, store or transport hazardous substances.
- 8(e) To ensure that the adverse effects of the transportation of hazardous substances and waste material are assessed in a manner which results in those effects being avoided, remedied or mitigated.

8(f) To maintain a register of known contaminated sites in the District.

There are a range of government agencies and organisations with responsibilities in respect of hazardous substances, and controls existing in respect of the manner of storage and transportation of these. Ongoing amendment to legislation has the potential to result in the need to reconsider policies and responsibilities provided in this Plan.

The nature and scale of potential adverse effects on the environment associated with hazardous facilities and the use, storage and transportation of hazardous substances, are influenced by location. For example, the proximity to sensitive natural environment areas or habitats, or residential areas. Specific controls relating to the use and storage of hazardous substances will therefore directly affect the nature and scale of risk, and the scale of environmental effects.

Hazardous facilities are permitted to operate without a land use consent where the risk they pose is deemed to be low. However, hazardous facilities can generate adverse effects if operational procedures do not conform to minimum performance standards. A suitable monitoring programme can ensure that such effects are avoided, remedied or mitigated upon detection.

The transportation of hazardous substances and waste material can cause a danger to public health or detrimentally affect the environment if not sufficiently controlled. Transportation of these products is subject to the provisions of a variety of regulations and legislation. For that reason no additional controls are required in this plan.

2.01.8A Methods of Implementation

The principal methods of implementation are:

- * Rules and performance standards concerning the degree of control of activities involving hazardous substances.
- * Liaison with Taranaki Regional Council and other organisations with responsibilities and controls in this area.

2.01.8B Reasons for Adopting Objective, Policies and Methods

The principal reasons for adopting the objectives, policies and methods are:

- * Recognition of the potential adverse effects of hazardous substances and the risk these pose to life and property.
- * Avoidance, remediation or mitigation of the adverse effects and risks associated with the use, storage and transportation of hazardous substances.

2.01.8C Anticipated Environmental Results

The anticipated environmental results are:

- * A reduction in the potential for adverse effects on the environment from the accidental release of substances stored and used at hazardous facilities and transported between sites.
- * Increased public awareness of the risks associated with hazardous substances.

Issue: Landscapes and Heritage Protection

Outstanding Natural Features And Landscapes

2.01.9 Protection of Outstanding Natural Features and Landscapes

The Act requires the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.

The management of natural features and landscapes is difficult to achieve without a full understanding of the significance of the landscapes in the District. However, it is clear that the District community associates closely with parts of the natural landforms and landscapes in the District.

For example, Mt. Taranaki/Egmont is visible from many parts of the District as a dominant landscape feature and South Taranaki people are likely to refer to it as 'their' mountain. Likewise, the lahar mounds which characterise the landform in the northern part of the District are distinctive.

Objective 9

Protect and enhance outstanding natural features and landscapes of the District

Objective 9.1

Policies

- 9(a) To identify outstanding natural features and landscapes within the district and develop an appropriate management régime to protect and enhance these.
- 9(b) To protect and enhance outstanding landscapes from the adverse environmental effects of activities.
- 9(c) To encourage the restoration of outstanding landscapes which have been degraded by use, development or subdivision.

A landscape assessment of the district has not been carried out but will be undertaken. This will identify the landscape features which are significant to the community, provide an indication of the susceptibility of these landscapes to the adverse effects of activities, and identify levels of protection and enhancement for management purposes. After completion of the assessment the results will be included in the District Plan.

2.01.9A Methods of Implementation

As an outcome of the landscape assessment noted above, the principal methods of implementation to be considered will be:

- * District Plan rules
- * Promotion of the use of voluntary methods for protection
- * Financial incentives (rate relief) in cases where outstanding natural features and landscapes are voluntarily protected by landowners.

2.01.9B Reasons for Adopting the Objectives, Policies and Methods

The principal reasons for adopting the objectives, policies and methods are:

- * The need to develop an appropriate management regime for outstanding natural features and landscapes.

2.01.9C Anticipated Environmental Results

The anticipated environmental results are:

- * Protection and enhancement of outstanding natural features and landscapes and the protection of these from the adverse effects of subdivision, use and development.

Historical and Cultural Heritage

2.01.10 Protection of Heritage Items: Buildings, Objects, Areas and Historic Sites

The Act requires the recognition and protection of heritage values of sites, buildings, places or areas. The significant heritage buildings and objects within the South Taranaki district have been identified. Local volunteers worked to research the history and other details of the buildings and objects, and these were assessed against the criteria which is detailed in 2.01.10A (Methods of Implementation) by a qualified conservation architect.

The other historic sites within the District identified as worthy of protection in the Plan include sites of redoubts and cemeteries which date from the post-European settlement period. All were recognised in previous District Schemes.

Objective 10

Recognise and protect the heritage values of buildings, objects, areas and historic sites located in the South Taranaki district.

Policies

10(a) To develop and continue to update and expand as appropriate, a comprehensive Heritage Schedule of buildings, objects and areas.

- 10(b) To support local community initiatives and voluntary methods for the protection and maintenance of heritage values.
- 10(c) To encourage and promote the awareness of heritage values within the community.
- 10(d) To enable flexibility in the use of heritage buildings, objects and areas provided the heritage values of the building, object or area are not adversely affected.
- 10(e) To identify and promote protection of other well-known historic sites in the District.

The cost of heritage protection can be high and there is a need for some flexibility which provides for the use of heritage buildings, particularly those in private ownership.

The Council also has a role in the provision of information relating to the conservation, maintenance and enhancement of heritage buildings, objects and areas. Where private individuals and the community develop initiatives for the protection of such items, the Council will support these. Raising the awareness of the community and circulating information about such heritage items is likely to be an ongoing process and carried out in conjunction with the New Zealand Historic Places Trust.

2.01.10A Methods of Implementation

The principal methods of implementation are:

- * District Plan rules linked to the identified heritage buildings, objects, areas and historic sites in Schedule I of the District Plan.
- * Promotion of the use of voluntary methods for protection.
- * Consultation and review of the plan as required. Further identification may result in heritage buildings, objects, areas and historic sites being added through a statutory Plan Change process.
- * Promotion of the use of conservation plans, according to principles outlined in the ICOMOS (International Charter for the Conservation of Monuments and Sites) New Zealand Charter for the Conservation of Places of Cultural Heritage Value (1993) to guide conservation work to be carried out on a heritage building or object.
- * Consideration of the use of heritage protection orders where necessary.
- * Maintain and enhance the sense of place of the district through the retention of heritage buildings, objects and areas, while allowing a gradual evolution involving primarily changes of places by also some development, at a rate that it acceptable to the community.
- * Information provision, including liaison with other organisations with responsibilities in heritage protection.

- * Liaison and co-ordination with other Resource Management agencies on issues and matters whereby the resource under consideration would benefit from a joint or integrated approach.
- * Education and information sharing to raise the awareness of the community about heritage buildings, objects and areas, including the provision of heritage inventories for the district.
- * Ongoing consultation with the district community and Tangata Whenua.
- * Encouraging the use of voluntary covenants and protection mechanisms under other legislation.
- * Consideration of the use of financial incentives (including rate relief) to assist in the protection of a heritage building or object.
- * Advocating the use of other provisions for the protection of heritage features such as the Historic Places Act 1993 to the relevant authority.
- * Consideration of waiving Council fees for resource consents for listed heritage building and object applications and waiving Council fees for heritage order requirements that are lodged on the basis of community benefit.
- * Consideration to delete an item from the schedule may be given if the item no longer meets the following criteria for a heritage building or object or if the item has deteriorated or has been damaged to the point where it is a danger to the community or individuals.

The Historic Places Act 1993 lists 13 criteria for the assessment of historic places, and although these are not listed individually, they are all (in a slightly modified form) included in the criteria used to assess the buildings or objects identified in South Taranaki. Further additions or deletions to the Schedule are to be made by a Plan Change process. All buildings or objects were evaluated according to the following criteria:

Historic

Whether the building reflects aspects of New Zealand or local history, whether it illustrates any of the themes of the development of the town, such as settlement history, farming, transport, trade, civic, cultural and social life.

Whether the building is associated with events, people or ideas of importance in national or local history.

Whether the building has potential for public education.

Architectural

Whether the building has architectural or artistic style, or is representative of a particular style of architecture or period.

Whether the style of the building contributes to the general character and sense of place of the town at or nearest which it is situated.

Technical

Whether the building has a technical value for its structure, or for the choice or use of materials, or is representative of a particular building technique.

Symbolic

Whether the building is held in high public esteem, or has symbolic, commemorative or spiritual value.

Rarity

Whether the building has rarity value as a particular building type, or for its age or style.

Townscape

Whether the building has townscape value, not for its intrinsic architectural value but for the part it plays in defining a space or street, in providing visual interest, or for its role as a landmark.

Group Value

Whether the building is a part of a group of buildings that, taken together, have coherence because of their age, history, style, scale, materials, proximity or use.

2.01.10B Reasons for Adopting the Objectives, Policies and Methods

The principal reasons for adopting the objectives, policies and methods are:

- * Development of a Schedule of Heritage Items (including Buildings, Objects, Areas and Historic Sites) and the identification of these on the District Plan maps will enable the effects of activities on these resources to be considered.
- * Protection of the values associated with heritage items and sites while allowing reasonable flexibility in the use of heritage buildings.
- * Recognition of the costs of heritage conservation, maintenance and enhancement of heritage values, and the role of Council in offering financial incentives and information in order to encourage heritage identification and protection.

2.01.10C Anticipated Environmental Results

The anticipated environmental results are:

- * Protection and enhancement of the district's culture and heritage through its heritage buildings, objects, areas and historic sites for future generations.

Notable Trees

2.01.11 Protection of Notable Trees

The Act requires the maintenance and enhancement of amenity values which includes notable trees. The notable trees within the South Taranaki district have been identified and evaluated against a standard tree evaluation method¹. Condition (health), amenity (community benefit), and notability (distinction) are evaluated under this method.

The Schedule of Notable Trees (Schedule 1b) was derived from the notable tree inventory which was completed for the whole South Taranaki district. Trees may be added to the Schedule in the future, through a Plan Change.

Objective 11

Identify and protect the notable tree resource of the South Taranaki district.

Policies

- 11(a) To continue to update and expand as appropriate, a comprehensive Schedule of Notable Trees in the District Plan together with the appropriate methods for their protection and maintenance.
- 11(b) To support local community initiatives and voluntary methods for the protection and maintenance of heritage values of notable trees.
- 11(c) To encourage and promote the awareness of heritage values of notable trees within the community.

The Council also has a role in the provision of information and methods of protection relating to the conservation, maintenance and enhancement of notable trees. Where private individuals and the community develop initiatives for the protection of such items, the Council will support these. Raising the awareness of the community and circulating information about notable trees is likely to be an ongoing process.

2.01.11A Methods of Implementation

The principal methods of implementation are:

- * District Plan rules.
- * Promotion of the use of voluntary methods for protection.
- * Provision of advice and information, including liaison with other organisations with responsibilities in heritage protection.
- * The identification of notable trees through a Schedule in the District Plan.
- * Consultation and review of the Plan as required. Further identification may result in notable trees being added through a change to the Plan.

¹ Flook, R (1996) "STEM, A Standard Tree Evaluation Method"

- * Education and information sharing to raise the awareness of the community about notable trees, including the provision of the register of notable trees.
- * Ongoing consultation with the district community and tangata whenua.
- * Consideration of the use of the heritage fund, where deemed to be appropriate by Council (under exceptional circumstances only).
- * The role of Council as a heritage protection authority under Section 187 of the Resource Management Act 1991. Council will assess the use of heritage orders carefully and may lodge a requirement when an item of particular local significance is under threat.

2.01.11B Reasons for Adopting the Objectives, Policies and Methods

The principal reasons for adopting the objectives, policies and methods are:

- * Development of a Schedule of Notable Trees and the depiction of these on the District Plan maps will enable the effects of activities on these resources to be considered.
- * Recognition of the costs and maintenance and enhancement of heritage values, and the role of Council in the circulation of information to the community.

2.01.11C Anticipated Environmental Results

The anticipated environmental results are:

- * Protection and enhancement of the district's notable trees for future generations.

Significant Natural Areas (Indigenous Vegetation and Habitats)

2.01.12 Protection of Significant Natural Areas (Indigenous Vegetation and Habitats)

The Act requires as a matter of national importance, the protection of significant indigenous vegetation and significant habitats of indigenous fauna. This matter is also addressed in the Regional Policy Statement, together with a list of the matters identified by the Regional Council which will be considered when determining 'significant' and guidance on how such criteria are to be generally applied.

The Council has carried out an appraisal of known sites and areas of potential significance in the district, and has developed a database and schedule of sites considered to meet the criteria and guidelines in the Regional Council Statement.²

² "Significant Natural Areas in South Taranaki District" Report prepared by Maggie Bayfield, June 2000.

Objective 12

Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.

Policies

- 12(a) To recognise and provide for protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- 12(b) To develop and keep up to date, a comprehensive database and schedule of significant natural areas together with guidelines for their protection and maintenance.
- 12(c) To support initiatives by landowners and voluntary groups for the protection and care of significant natural areas.
- 12(d) To encourage and promote the awareness of natural heritage values within the community.

Historically, the greatest threat to the sustainable management and protection of natural areas has come from modification for farming purposes (clearance, drainage and re-vegetation), together with large-scale logging of native timber and clearance for exotic forestry plantations.

The scale of past activities means that the areas which remain are there either because there are no alternative economic uses for them or because of the ecological or aesthetic values attached to them by landowners. In this regard, the Council recognises that many of these areas exist because of the stewardship of current and previous owners.

The Council recognises that the majority of indigenous vegetation is located on private land, and that sustainable management of these biodiversity areas will be best preserved and protected by non-regulatory approaches, focussing on encouraging and educating landowners.

Sustaining biodiversity on private land requires goodwill, co-operation and individual commitment of land owners and land managers.

Council will recognise the public-good benefits and private ownership costs of conservation, by making available incentives or encouragement (such as assistance with fencing, rates relief, management advice or education) to landowners.

In summary the Council considers that the continued care and protection of significant natural areas is best encouraged by providing information, advice and support to landowners and managers with regulation being used to allow Council to consider the effects of activities which may result in the clearance, modification, damage or destruction of indigenous vegetation.

2.01.12A Methods of Implementation

- * District Plan rules.
- * Provision of advice and information, including liaison with landowners' organisations and other organisations with responsibilities for care and protection of significant natural areas.
- * Funding and other incentives utilising the Schedule of Significant Natural Areas to assist with the prioritisation of such funding.
- * Encouraging the use of voluntary covenants and protection mechanisms under other legislation by rate relief and possible contribution towards survey and legal costs.
- * Education and information sharing to raise the awareness of the community about resource management issues and the responsibilities and roles of agencies such as the Regional Council, District Council and the Department of Conservation with respect to significant natural areas.
- * Monitoring and review of the Plan, and database of significant natural areas as required, in consultation with landowners and managers, conservation interests, tangata whenua and the wider community.
- * Consideration of the impact on significant natural areas as an assessment criterion when considering resource consent applications.
- * Consideration of financial contribution towards purchase for conservation purposes where this is considered to be the most appropriate mechanism for protection.
- * The role of Council as a heritage protection authority under Section 187 of the Act. Council will assess the use of heritage orders carefully and may lodge a requirement when an item of particular local significance is under threat if other preferred methods of protection are likely to be ineffective.
- * Where an application is required under Rule 15.01.3, the Council will meet the cost of an ecological survey by an ecologist of its choice and will consult with the Applicant as to a suitable ecologist. Where the application is dealt with on a non-notified basis (and without any hearing), the Applicant shall be liable only for the Council's standard consent application deposit for that class of application.

- * Within 5 years of the Plan becoming fully operative the Council will establish a working party to review the Heritage provisions of the Plan, in particular, the rules dealing with indigenous vegetation, and the notification provisions under Rule 15.01.3 (limited discretionary). Members of the working party shall include, as a minimum, representatives of each of the parties to references on variation 14, namely Transpower New Zealand Limited, Royal Forest and Bird Protection Society of New Zealand Incorporated, Federated Farmers of New Zealand Incorporated, Minister of Conservation, Mr John Norton, Taranaki Regional Council, should those parties wish to be members of the working party.

2.01.12B Reasons for Adopting the Objectives, Policies and Methods

The principal reasons for adopting the objectives, policies and methods are:

- * Development of a database and schedule of significant natural areas will enable the effects of activities on those resources to be identified and resources to be directed to areas of greatest priority, tailored towards the particular requirements of individual sites.
- * Recognition that the costs for landowners and managers protecting significant natural areas can be high in relation to the benefits, and that assistance towards such costs from the wider community is justified.
- * Recognition that primacy should be given to a co-ordinated and co-operative approach between all interested individuals and organisations

2.01.12C Anticipated Environmental Results

- * Protection of significant natural areas from the adverse effects of subdivision, use and development for future generations.

2.02 MANAGEMENT METHODOLOGY

The primary management technique used in the Plan is zoning. Five zones: Rural, Residential, Industrial, Rural Industrial, and Commercial; cover the District. The environments which people wish to maintain and enhance are described in the objectives of each zone. The zones relate to areas of similar character within which the effects of activities are to be controlled to retain that character. Specific objectives, policies and reasons are set out in Sections 2.04 to 2.12 below.

The use of this methodology is to achieve a resource management framework that provides both flexibility and certainty for residents and developers, and a regime that results in balanced decision-making, achieves the necessary level of environmental protection and enhancement, minimises environmental and social costs and protects the rights of individuals.

The community is looking for both certainty and flexibility to enable options for future use, development and protection of these natural and physical resources to be realised. The Act provides that activities are allowed unless there is some rule in a plan which states otherwise. The rationale for the plan is that activities are not controlled, but the adverse effects of activities are to be avoided, remedied or mitigated. In some cases this effects based approach does not give the community sufficient certainty that activities with different 'effects' will not establish in a residential neighbourhood next door to their homes, or rural area in close proximity to them.

The perception that incompatible activities will be able to establish, such as an industrial activity in a quiet residential environment, remains. The framework for resource management created in this plan therefore relies on the description of generic activities in certain environments to address the issues, and descriptions of those activities and environments to give a level of certainty.

Within some of the general environments or zones are a number of specific management areas. These areas represent significant natural or physical resources which are susceptible to damage from the adverse effects of other activities, or which in turn may have an adverse effect on other resources. These are as follows:

Coastal Protection Area

This area is defined along the coastline by location, landscape and topography as part of the natural environment which is particularly susceptible to damage from the adverse effects of activities. It is also the area most affected by natural coastal processes including erosion of the coastal cliffs. Due to the nature of the coast it is not possible to determine in advance the areas in which activities such as the extraction of minerals could take place without adverse effects. To minimise the effects of activities in this area additional controls have been developed to enable individual site assessment and detailed consideration of the effects of any activity. Such an approach at a local level is consistent with the management framework developed at national and regional levels.

In particular, the extraction of resources within the coastal environment, land clearance and the creation of new roads, have the potential to severely affect the natural values associated with the coastal environment.

Airport Protection Area

The airport is a significant physical resource for the District located on the outskirts of Hawera. The safe, efficient operation and management of this resource, and adequate recognition of the health and safety of people residing in close proximity, is reliant on the protection of flight paths.

The airport is located in the rural zone and subject to a number of controls which are found in section 3 of the plan. The protection area identifies the flight paths, and restricts the location of physical resources within these areas and the height of trees or vegetation. Appendix 1 provides maps showing the flight paths and protection areas.

Lake Rotorangi Protection Area

The visual character of Lake Rotorangi has been identified as a landscape unit requiring protection. Although the creation of the lake is the result of the Patea hydropower generation scheme, it has now developed and assumed values of natural character and appeal which are highly valued by the community.

It is proposed to protect this visual amenity and to minimise the visual impact of new development on the lake. Also adjacent to Lake Rotorangi are a number of reserves protected for their scenic and conservation values and managed by the Department of Conservation, including parts of the Tarere and Kapara Conservation Areas. These areas have important scenic and recreational values and are currently part of an assessment for inclusion in the Whanganui National Park. Such areas add to the landscape and visual amenity corridor around the lake.

The Lake was formed as part of the Patea River Hydro Scheme. The decision recorded granted under the Town and Country Planning Act created the designation for its present purposes. This decision was subject to a number of conditions, in particular controlling access. The conditions of the designation are still relevant and are found in Appendix IV of this plan.

2.03 THE RURAL ZONE

The following objectives and policies apply to areas zoned Rural and are in addition to the general objectives and policies contained in Section 2.01.

2.03.1 OBJECTIVES

- (a) Access to the coastline is maintained and enhanced wherever practicable.**
- (b) Protection and enhancement of the rural character and amenity values and access to fresh air, open space and privacy.**
- (c) Maximising the use of existing facilities and physical resources wherever appropriate.**
- (d) Protection of natural features, places, flora, fauna and landscapes.**
- (e) Security from natural hazards and hazardous substances.**
- (f) Adverse effects of noise, vibration, odour, dust, glare and nuisance are avoided, remedied or mitigated.**

2.03.2 POLICIES

Land Development

- (a) Within the framework of sustainable resource management the Council will:
- (i) Provide for flexibility in the use, development and subdivision of land while maintaining amenity values; and ensuring that any adverse effects on the surrounding environment are avoided, remedied or mitigated.
 - (ii) Ensure that development on land identified as Class 6,7, or 8 on the NZ Land Resource Inventory worksheets seaward of State Highway 3 (between Nukumarū and Hawera) and State Highway 45 (between Hawera and the Stony River) and Class 7 or 8 on the NZ Land Resource Inventory worksheets inland of State Highway 3 (between Nukumarū and Hawera) and State Highway 45 (between Hawera and the Stony River) avoids, remedies or mitigates the adverse effects of accelerated soil erosion;
 - (iii) Ensure that individual site development has access to, or makes its own arrangement for, water, power, road access, drainage and effluent disposal.

Rural Activities

- (b) All activities in the rural zone shall be managed to ensure that any adverse effects on the surrounding environment are avoided, remedied or mitigated.
- (c) To ensure that industrial activities based on the processing of rural products, including extractive industries, avoid, remedy or mitigate any adverse effects on the surrounding environment.
- (d) To require all extractive industries to prepare, and operate in accordance with, an approved management plan.
- (e) To encourage industrial activities not based on the processing of rural products to establish in the Industrial Zone in an urban centre where this is an appropriate location for such an activity.
- (f) To provide for industrial and commercial activities in rural settlements, subject to appropriate performance standards.
- (g) To require activities to use existing utilities and services where these are available.

Natural Features, Character and Landscapes

- (h) To provide for certain activities which are a permitted activity in the Rural Zone to be classified as Discretionary or Non-complying activities in the Coastal Protection Area.
- (i) To ensure that development within the visual catchment of Lake Rotorangi does not adversely affect the visual amenity and environmental values associated with the lake.

2.03.3 EXPLANATION OF POLICIES

Within the Rural Zone, activities will be required to make their own provision for utilities and bulk service. Greenfield sites on the urban edge are subject to separate provisions contained in the sections of the plan relating to subdivision and financial contributions.

Development on land identified as Class 6, 7 or 8 on the NZ Land Resource Inventory worksheets seaward of State Highway 3 and State Highway 45, and land identified as Class 7 or 8 inland of those State Highways, has been identified in the Taranaki Regional Policy Statement as an issue of regional importance in the context of land degradation and loss of productive capabilities through accelerated soil erosion. Therefore applications for activities on this land will be referred to the Taranaki Regional Council.

A range of rural and rural-industrial activities are established in the rural area of the District. In the main, the use of boundary separation distances are applied to address issues of potential incompatibility such as nuisance effects across boundaries.

2.03.4 METHODS OF IMPLEMENTATION

Within the Rural Zone the main method of implementation is the imposition of performance standards and rules to control activities and to manage adverse effects. Other methods of implementation include:

- * Referral of applications for consent where appropriate (e.g. for earthworks on land identified as Class 6,7,or 8 on the Land Resource Inventory worksheets seaward of State Highway 3 between Nukumarū and Hawera and State Highway 45 between Hawera and the Stony River, on and Class 7 or 8 on the Land Resource Inventory Worksheets inland of State Highway 3 between Nukumarū and Hawera and State Highway 45 between Hawera and the Stony River) to the Taranaki Regional Council and the Department of Conservation with the potential for joint hearings;
- * Advocacy of alternative locations to allow more efficient servicing or management of potential adverse effects particularly in respect of industrial activities;

- * The use of management plans prepared under other legislation and industry codes of practice as a means of self regulation, in particular a management plan for Lake Rotorangi is to be prepared within two years of this Plan becoming operative;
- * Provision of information in respect of significant natural features or landscapes which require particular consideration in the consent process.

2.03.5 REASONS FOR ADOPTING THE OBJECTIVES, POLICIES, AND METHODS OF IMPLEMENTATION

The principal reasons for adopting the objectives, policies and methods are:

- * Flexibility of choice of location for activities within the Rural Zone;
- * Identification of significant natural features, landscapes and areas of natural hazard, and the protection of these areas from inappropriate use, subdivision and development;
- * Emphasis on the management of the adverse effects of activities and development in the Rural zone, including the potential adverse effects of industrial activities in the Rural Zone;
- * Recognition of the character and amenity values associated with the rural environment and the need to balance the use and development of natural and physical resources against the preservation of that character and those amenity values.

2.03.6 ANTICIPATED ENVIRONMENTAL RESULTS

The anticipated environmental results are:

- * Appropriate resource use and development in a manner which protects areas of outstanding natural features and landscapes and avoids, remedies or mitigates any adverse effects on the environment;
- * Development and use of the land resource for rural activities, industry and commerce in a way which does not impact on the quality of the environment of the district and its enjoyment by the people of South Taranaki;
- * Maintenance and enhancement of the rural communities of the district, maximum utilisation of existing physical resources, and development carried out in a way which maintains and enhances the quality of the rural environment.

2.04 THE RESIDENTIAL ZONE

The following objectives and policies apply to areas zoned Residential and are in addition to the general objectives and policies contained in Section 2.01.

2.04.1 OBJECTIVES

(a) Maintain and improve the character and amenity values of residential neighbourhoods ensuring:

- * Activities do not detract from those amenity values
- * Access to privacy, open space around buildings, adequate living space; and
- * Open street frontages;
- * Protection from noise, vibration, odour, dust and glare;
- * Separation of dwellings from industry;
- * Front yards and public places are landscaped;
- * Adequate footpaths and cycleways;
- * Off-street parking.

2.04.2 POLICIES

- (a) To control the bulk and location of building to maximise the penetration of daylight and sunlight to adjacent sites, the availability of open space around dwelling units and the accessibility of dwelling units for vehicles.
- (b) To encourage the landscaping of yards, private and public open spaces, and street frontages.
- (c) To assess the ability of non-residential activities to be accommodated within the Residential Zone in terms of the potential adverse effects caused by increased building scale, intensity of development, traffic generation, parking demand, heavy vehicle movements, generation of noise, vibration, dust, glare and odour.
- (d) To provide for industrial activities as a non-complying activity.
- (e) To require all activities to utilise existing utilities and services where available, and to ensure that all sites provide adequate vehicle access, parking and manoeuvring space on site.

2.04.3 EXPLANATION OF POLICIES

The community places a considerable value on the existing character and amenity values associated with the Residential Zone. The performance standards reflect the community's preference for a relatively low density of development, however provision is made for multi-unit development which does not compromise character or amenity values.

Yard requirements and setbacks from boundaries are required to ensure adequate daylight and sunlight penetration to adjacent sites, ease of access to sites, and to give scope for landscaping.

Council has reserved discretion to vary these requirements where the approval of affected persons can be obtained and the effects of doing so are minor.

While there is flexibility in the range of activities that can locate in residential zones, certain activities are provided for as either Limited Discretionary or Discretionary activities to allow their potential effects to be considered on a site by site basis.

In the case of relocated housing, Council has reserved discretion in terms of specific factors relating to the external design and appearance of the dwelling in order to maintain amenity values.

The provisions relating to multi-unit development are aimed at ensuring that the scale of the development is appropriate to the site, that privacy between units is maintained and that the adverse effects of noise are avoided or mitigated.

Character and amenity values are to be maintained by encouraging the retention of existing trees when development takes place, encouraging the landscaping of public areas such as street frontages, verges and reserves, keeping signage to a minimum and ensuring that all sites screen their storage and service areas. These policies should be read in conjunction with those relating to Subdivision and Financial Contributions.

In terms of infrastructure, Council's policy is that all available services should be utilised where practicable. There are areas of land available for residential development in the vicinity of Hawera where connection to existing services particularly sewage will require pumping.

On site manoeuvring of vehicles and adequate vehicular access is important to ensure pedestrian safety on adjacent footpaths and encouraging safe vehicle movements from sites on to adjacent streets. Minimising reversing manoeuvres on to the street enhances safety.

2.04.4 METHODS OF IMPLEMENTATION

The principal methods of implementation are:

- * Performance standards and rules in respect of bulk and location, the relationship of individual dwelling units to each other both on the same site and adjacent sites, the control of noise, and the provision of vehicular access and onsite manoeuvring;
- * Financial contributions in respect of the provision of works, services, reserves and landscaping.

2.04.5 REASONS FOR ADOPTING THE OBJECTIVES, POLICIES AND METHODS OF IMPLEMENTATION

The principal reasons for adopting the objectives, policies and methods are:

- * The community places considerable significance on the preservation of the existing character and amenity values of residential areas. There is also a need for certainty in terms of the standards that will apply to activities and the development of land, so that the community can be satisfied that character and amenity will not be eroded.

For this reason, Council has utilised performance standards and rules, backed by requirements for Financial contributions.

- * The community also requires flexibility in the application of performance standards and rules to enable the particular characteristics of specific activities or sites to be taken into account. The objectives, policies and methods seek to balance the need for flexibility with the ability of affected persons to give approvals or make relevant submissions.

2.04.6 ANTICIPATED ENVIRONMENTAL RESULTS

The anticipated environmental results are:

- * The maintenance and, where possible, the enhancement of the existing character and amenity values of the residential environment;
- * Avoidance or mitigation of the potential adverse effects of non-residential activities in residential areas;
- * Achievement of aural and visual privacy between adjacent sites;
- * A safe, pleasant and well landscaped public environment;
- * Safe and efficient vehicle movement on to and from sites;
- * Convenient, easy access to community facilities, utilities, recreational facilities and local shopping areas.

2.05 THE COMMERCIAL ZONE

The following objectives and policies apply to areas zoned Commercial and are in addition to the general objectives and policies contained in Section 2.01.

2.05.1 OBJECTIVES

(a) Preserve physical resources, retain the historic character of existing town centres and consolidate town centres to create:

- * Central area “hearts” in the larger centres of Hawera and Eltham, with a mixed variety of activities on the fringe; and
- * Opportunities for a mix of activities in the smaller towns.

(b) Encourage the maintenance and enhancement of amenity values in town centres ensuring:

- * Pedestrian oriented areas are provided within the larger town centres;
- * Buildings are well maintained;
- * Public spaces are safe, attractive and enjoyable;
- * Vehicle movement and parking is safe and efficient;
- * Protection from noise, vibration, odour, dust, glare and pollution;
- * Enhancement of retail opportunities in rural townships;
- * Historic concepts are retained.

2.05.2 POLICIES

(a) To ensure commercial development is located within or adjacent to existing town centres, and to control the height and distance of commercial developments from residential.

(b) To encourage the creation and maintenance of pedestrian oriented areas within the town centres of Hawera, Eltham, Kaponga, Opunake, Manaia, Patea and Waverley via defined pedestrian areas.

(c) To encourage the development of design guidelines for town centres.

(d) To encourage the retention of significant historic features of existing structures, especially in town centres by relaxing parking requirements.

(e) To maintain amenity values in town centres through encouraging the provision of public landscaping, artwork, public conveniences, seating, or services, by the relaxation of controls relating to building height, veranda coverage, area of glazing, landscaping, access and parking.

- (f) To ensure convenient, easy access to activities.
- (g) To provide for industrial activities in the Commercial Zone as a non-complying activity in Hawera and Eltham and as a discretionary activity in other towns.
- (h) To permit non-commercial activity where it does not adversely affect the amenity values of the town centres.

2.05.3 EXPLANATION OF POLICIES

The policies relating to bulk and location seek to ensure that commercial development is located within or adjacent to existing town centres, so that optimum efficient use is made of existing services and infrastructure. The concept of defined pedestrian areas provides a focus for consolidation of town centres and the enhancement of amenities within those centres to cater for the needs of retail shoppers, employees and other central area users.

The maintenance of the historical character of the existing town centres is also of importance. To achieve this, Council is prepared to relax parking requirements where redevelopment is proposed, as a trade-off for retention of historic buildings.

The maintenance of amenity values in town centres is promoted by the capacity to relax particular controls relating to building height, veranda coverage, area of glazing, landscaping, access and parking where the developer is prepared to provide public landscaping, artwork, conveniences, seating or other services.

In terms of access, parking and pedestrian movements, vehicles are discouraged from crossing the footpath within the defined pedestrian area. In most cases, rear access can be provided.

Industrial activities are encouraged to locate in the industrial zones in Hawera and Eltham by treating them as a non-complying activity in the Commercial Zone. This recognises the difficulty in mitigating unforeseen effects of established activities, the provision of sufficient land in the industrial zones to cater for new industrial activity and a strong community desire to maintain amenity values, particularly in town centres.

In other towns in the district, industrial activities are treated as discretionary activities to allow flexibility. This recognises that many smaller towns do not have a separate industrial zone and have a wider range of activities occurring in their centres.

2.05.4 METHODS OF IMPLEMENTATION

The principal methods of implementation are:

- * Performance standards and rules which result in the location of commercial and other related activities within or adjacent to existing town centres, to ensure that amenity values are not compromised;

- * Urban enhancement projects such as the Hawera Urban Design and Eltham Village Concept, including appropriate design guidelines;
- * Works and services such as parking areas, service lanes and public landscaping;
- * The exercise of discretion in relation to particular performance standards and rules where development will result in the provision of public facilities and amenities;
- * Provision of incentives to encourage building owners and occupiers to improve the visual amenity of commercial areas, ie painting subsidy scheme;
- * Financial contributions.

2.05.5 REASONS FOR ADOPTING THE OBJECTIVES, POLICIES AND METHODS OF IMPLEMENTATION

The principal reasons for adopting the objectives, policies and methods are:

- * There is already considerable investment in the town centres of the district by both the private and public sectors. To maintain the efficient use of the existing roading network, infrastructure and services, it is desirable that commercial development take place within or adjacent to town centres;
- * Through the Long Term Plan, Council is committing substantial resources to Urban Improvement Programmes, initially in Hawera and Eltham. This is expected to act as a catalyst for redevelopment of retail and other commercial premises, and an expansion in retail floor space;
- * Council has traditionally provided significant areas of off-street parking adjacent to the Hawera central area. As part of the urban enhancement process, it is anticipated that these areas will be upgraded and additional links to main streets for pedestrians will be provided;
- * Through involvement with urban development organisations, Council is able to participate in programmes which result in the retention of historic buildings, building façades and other historic features. By adopting objectives and policies which support the negotiation of trade-offs, Council can encourage developers to provide facilities which enhance town centres.

2.05.6 ANTICIPATED ENVIRONMENTAL RESULTS

The anticipated environmental results are:

- * Compact and stable town centres;
- * The continued existence and gradual improvement of the historical character of the town centres of South Taranaki;

- * Vibrant, attractive, enjoyable, safe and convenient town centres in South Taranaki;
- * A diversified commercial environment in town centres;
- * Pedestrian oriented environments in limited parts of town centres.

2.06 THE INDUSTRIAL AND RURAL-INDUSTRIAL ZONES

The following objectives and policies apply to areas zoned Industrial and Rural Industrial and are in addition to the general objectives and policies contained in Section 2.01.

2.06.1 OBJECTIVES

- (a) Provide adequate land for existing industry and to meet foreseeable future demand for industrial activity.
- (b) Maintenance and enhancement of environmental amenity ensuring:
 - * Activities in industrial areas involve an industrial or trade process or are functionally dependent on the resources of the rural zone
 - * Urban industrial areas are shaped by small industrial activities
 - * Effects of activities are avoided, remedied or mitigated
 - * Security from natural hazards and hazardous substances
 - * Protection from noise, vibration, odour, dust and glare
 - * Front yard space is provided and landscaped
 - * Onsite parking
 - * Good transportation links
- (c) Provide for the orderly and coherent development of new and existing rural based industrial complexes in the district in a manner that promotes the sustainable management of resources, maximises the social and economic well-being of the community and mitigates or avoids any adverse effects on the environment.

2.06.2 POLICIES

- (a) To permit industrial and other activity where it does not adversely affect the amenity values of adjacent rural, residential or commercial zones.
- (b) To limit retail activities unless they cater solely for other industries or they sell only products manufactured or processed on site and ancillary products.

- (c) To limit residential activities to those necessary for the safe and efficient operation of permitted industrial activities, and ensuring that a reasonable standard of residential amenity value can be provided.
- (d) To encourage the development of design guidelines for landscaping in the Industrial zones.
- (e) To protect the amenity values of the rural areas around rural industrial complexes.
- (f) To provide for existing rural-industrial activities through a specific zone designed to recognise the individual operating requirements and future development of these activities, and where Concept Plans associated with each site in the zone are provided to indicate the overall development envelope.
- (g) To allow flexibility to enable rural-industrial complexes to implement improved operational methods and plant efficiency.

2.06.3 EXPLANATION OF POLICIES

Council policy is based on providing for industrial activity in specific zones where the effects of that activity are controlled by performance standards. These performance standards are designed to avoid, remedy or mitigate adverse effects impacting on adjacent residential, commercial or rural areas. Provided that the industrial activity can meet the performance standards, there is considerable flexibility of use within the zones. However, the zones cater primarily for industrial activity. For that reason there are constraints on the establishment of other activities in the zones.

The creation of the rural-industrial zone recognises the significant contribution made by a number of large scale rural-industrial activities located in the rural environment to the economy of the District. This zone is designed to provide some certainty to these industries to accommodate their operational requirements and to allow flexibility to enable changes to achieve efficient use and development of resources. The activities affected by the Rural-Industrial Zone are defined by the Concept Plans in section 7.

The Rural-Industrial zone boundaries are the interface between these activities and the Rural zone. The performance standards applying in the zone are designed to avoid, remedy or mitigate adverse effects of these activities on the rural area.

2.06.4 METHODS OF IMPLEMENTATION

The principal methods of implementation are:

- * The use of performance standards and rules to control the adverse effects of rural and urban industrial activity.
- * Financial contributions.

- * The use of concept plans in conjunction with performance standards and rules to control the effects of major rural based industrial activities located within or adjacent to the rural zone.
- * Creation of appropriately located rural industrial zones as necessary by way of a Plan Change where concept plans will be a prerequisite.

2.06.5 REASONS FOR ADOPTING THE OBJECTIVES, POLICIES AND METHODS OF IMPLEMENTATION

The principal reasons for adopting the objectives, policies and methods are:

- * The Industrial Zones, within the urban area, are expected to be able to cater for anticipated growth in the foreseeable future.
- * The zones provide for sufficient scope for location choice within the performance "envelope" provided by the standards. The policies and controls focus on the management of the effects of industrial development.
- * The Commercial Zone is of sufficient size to accommodate only retail activity which is not directly associated with a particular industrial activity and can be more adequately serviced in conjunction with other retail activity.
- * The same philosophy applies to residential activities, and also limits the degree to which the Industrial Zone can be eroded by activities occupying sites which in time would be more appropriately occupied by industrial activity.
- * The large scale and economic significance of the activities in the Rural-Industrial zone warrant specific provisions allowing for the operational requirements and efficient use and development of these complexes.

2.06.6 ANTICIPATED ENVIRONMENTAL RESULTS

The anticipated environmental results are:

- * Certainty for industrial activities and development, including scope for the efficient use and development of existing industrial complexes.
- * Appropriate protection for land in adjacent zones.

SPECIFIC DEVELOPMENT PROVISIONS

The following objectives, policies and methods relate to controls on subdivision, transportation, parking and access, designations and financial contributions necessary for the Council to meet its obligations in terms of the Act, and to provide certainty. These policies apply throughout each of the zones.

2.07 SUBDIVISION

2.07.1 OBJECTIVE

- (a) Provide for subdivision of land in as flexible a manner as possible and as is appropriate to the environmental quality, values and characteristics of the environment in which it is being undertaken and in a way which avoids, remedies or mitigates any adverse effects.

2.07.2 POLICIES

To provide for subdivision of land throughout the district, provided that it:

- (a) Robustly demonstrates that any adverse effects within the Coastal Protection Area can be avoided, remedied or mitigated.
- (b) Does not result in any adverse effects on water bodies, the coastal environment, Significant Natural Areas, identified archaeological sites or listed heritage items.
- (c) Does not expose potential buildings or occupants to natural hazards.
- (d) Has access to a legal formed road, other than to a state highway with Limited Access Road status.
- (e) Gains the written approval of Transit New Zealand where the only legal frontage is to a state highway.
- (f) Offsets any effects on the existing roading network through upgrade works, where appropriate.
- (g) Offsets any additional pressure on reserves through a financial contribution, where appropriate.
- (h) Provides adequate independent reticulated or non-reticulated services for each lot.
- (i) Is designed taking into account existing utilities and services and avoiding, remedying or mitigating any adverse effects on such facilities.
- (j) Is designed taking into account existing intensive farming activities.

2.07.3 EXPLANATION OF THE POLICIES

The policy approach to subdivision is based on linking subdivision to future land use in a general sense. The aim of the policy is to not unduly restrict people who want to subdivide and yet ensure that they address certain environmental effects that are common to development in general.

This policy approach that links subdivision and land use acknowledges that subdivision is generally progressed for the purpose of developing that piece of land for a certain use. The effect of this is that it allows an holistic approach to the assessment of adverse effects that may arise as a result of subdivision.

However, this approach does not make assumptions about the activities which may be undertaken on land, nor seek to pre-determine activities which can take place following subdivision.

Because the approach links subdivision and land use at a general level, it is important to note that a subdivision consent will not imply or guarantee resource consent in respect of the future land use activity on the site. Use of the site will be dependent on the ability of the proposed activity to meet all applicable performance standards in the Plan.

2.07.4 METHODS OF IMPLEMENTATION

The principal methods of implementation of the objective and policy are:

- (a) Performance Standards and Rules.
- (b) Policy Area approach (relating to the coastal environment).
- (c) Financial Contributions.

2.07.5 REASONS FOR ADOPTING THE OBJECTIVE, POLICY AND METHODS OF IMPLEMENTATION

The principal reasons for adopting the objective, policy and methods are:

- (a) They ensure that subdivision is controlled through a framework of sustainable management that will avoid, remedy or mitigate any adverse effects on the environment.
- (b) They acknowledge that subdivision consent gives rise to an expectation that if a parcel of land is created it is suitable for an allowable land use.
- (c) They take the proactive stance of ensuring, at the time of subdivision, that the land is suitable for a wide range of activities allowed by the land use provisions of the District Plan.
- (d) They support an appropriate level of decision-making discretion through the assessment of general effects of land use activity at the subdivision stage.
- (e) They provide a greater level of control over the Coastal Protection Area to acknowledge the character and nature of the environment and the community's desire to protect it from inappropriate development.

- (f) They ensure that subdividers pick up the costs of effects of subdivision on infrastructure rather than the Council (and ratepayers in general).
- (g) They provide a balance between flexibility for the subdivider and certainty for the community in terms of addressing environmental effects.
- (h) They provide a balance between subdivision and land use provisions, rather than a heavy emphasis on either.
- (i) They acknowledge that issues of amenity value and neighbourhood character, urban sprawl and density require a subjective assessment and are best dealt with at the land use development phase when a high level of detail is available.
- (j) They enable the effects of the fragmentation of land holdings to be taken into account.

2.07.6 ANTICIPATED ENVIRONMENTAL RESULTS

The anticipated environmental results are:

- (a) Achieving sustainable management through a framework for subdivision that will avoid, remedy or mitigate any adverse effects on the environment.
- (b) Achieving a balance between providing opportunities for lifestyle choice with improved sustainable management and enhanced environmental outcomes.
- (c) Protecting the coastal environment from subdivision that may lead to inappropriate development.

2.08 ROADING, ACCESS AND PARKING

The following objective and policy framework applies across all zones within the District.

2.08.1 OBJECTIVES

- (a) The sustainable management of a roading system which is safe, efficient, and capable of accommodating anticipated traffic growth.**
- (b) Ensuring that vehicle access, manoeuvring and parking is safe, efficient and convenient, and does not jeopardise the primary function of the adjacent public road.**

2.08.2 POLICIES

- (a) To recognise and provide for the State Highway system, and its primary function of providing for the safe and efficient movement of through traffic.

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- (b) To develop a roading hierarchy of local, collector, and arterial roads, recognising their different functions in terms of access to adjacent properties, and the management of through traffic.
 - (c) To provide and maintain bicycle routes and facilities which are designed and located to encourage cycling as a safe, pleasant and efficient form of transportation, and to take into account the existing or potential use of any urban arterial street by cyclists when constructing or upgrading such streets.
 - (d) To establish a consistent approach to roading, access and subdivision design, in relation to accepted national standards or guidelines.
 - (e) To ensure that the effects of significant heavy traffic movements are avoided, remedied or mitigated.
 - (f) To require:
 - (i) Provision of off-street parking in proportion to the demand generated by the activity;
 - (ii) Calculation of parking requirements in relation to all activities on the site rather than just the principal activity;
 - (iii) That the size, shape and layout of parking and loading spaces allows vehicles and occupants to come and go without inconvenience to any other vehicle or person;
 - (iv) Large parking areas to be landscaped to protect amenity values of adjacent roads, public places and residential areas;
 - (v) Financial contributions in lieu of a parking requirement in town centres, towards the cost of providing public car parks;
 - (vi) Activities to have a loading facility of sufficient size to accommodate all anticipated vehicles;
 - (vii) Every service bay, storage area and loading space to be located in a manner which does not require any vehicle to manoeuvre in a public street to use it;
 - (viii) Every development adjacent to a proposed service lane to provide a loading bay that will be useable from the service lane once constructed.
 - (g) To allow:
 - (i) Parking areas to be shared by more than one activity where it can be demonstrated that the parking demand for each activity occurs at a different time or on a different day;

- (ii) A waiver or reduction in the parking requirement in town centres where development or redevelopment of sites involves proposals which will result in the preservation of historic buildings, historic character, or the provision of public amenity.

2.08.3 EXPLANATION OF THE POLICIES

Roading

The policies are based on establishing a hierarchy of roads which recognises their different functions and their inter-related roles. Emphasis is given to the role of State Highways 3 and 45, and the need to limit access in some areas.

The recommended standards for entrance design and visibility set out by Transit New Zealand, have largely been adopted. However, Council retains the ability to waive or modify these standards where a lesser standard would achieve the relevant objectives and policies, and where local circumstances permit.

In terms of new subdivision design Council has adopted NZS 4044 (1981). These standards may be relaxed in the smaller rural settlements.

While cycling is not a major transportation mode throughout the District, there is potential to enhance facilities for cyclists principally in urban areas, and at the time of subdivision development or when Council is carrying out upgrades of urban streets.

Heavy Vehicle Movements

Heavy vehicle movements can seriously damage neighbourhood or back country roads that are not designed to handle such traffic. It is accepted that most of these vehicles contribute towards these impacts through Road User Charges, fuel taxes and rates levied on the activity generating the impacts.

While Council can make provision for anticipated roading demand through its Land Transport Programme, there are cases where the impacts are unexpected or of a short duration.

In these circumstances, Council will levy a financial contribution or require the operator to contribute towards works and services, in order to avoid remedy or mitigate potential adverse effects.

Parking

The policies are based on ensuring that to the greatest degree possible activities provide for all parking and vehicle manoeuvring onsite. This will ensure that the primary function of the roads remains that of providing for the movement of traffic.

The onsite parking requirements will be assessed on the basis of the mix of activities, rather than the principal activity. In addition, activities on adjacent or nearby sites may share parking provision where it can be demonstrated that their respective parking demands are at different times of the day or week.

In town centres, Council may waive all or part of the parking requirement and take a financial contribution towards providing public car parks. Where large parking areas are developed, Council will require landscaping and planting to protect amenity values.

Service Access

The policy relating to service access ensures that the adverse effects of off-site manoeuvring and reverse manoeuvring on to roads, and the potential risks to the safety of people from such activity are avoided. Loading bays must be of sufficient size to accommodate anticipated service vehicles.

Where there is provision in the Plan for proposed service lanes, development adjacent to these is required to provide a loading bay usable from the service lane, once constructed.

2.08.4 METHODS OF IMPLEMENTATION

The methods of implementation include:

- * Performance standards and rules relating to road widths, design speeds, design of vehicular access, dimensional standards, parking space requirements, and landscaping.
- * Works and services including road construction, shape correction and enhancement of existing streets, roads, cycle routes, pedestrian accessways, public carparking and service lanes.
- * Implementation of associated policy documents such as the Council's Land Transport Programme.

2.08.5 REASONS FOR ADOPTING THE OBJECTIVES, POLICIES AND METHODS OF IMPLEMENTATION

The principal reasons for adopting the objectives, policies and methods are:

- * The establishment of a clear framework for the sustainable management of the roading network, and a clear hierarchy of roads;
- * Setting appropriate standards for the safe movement of goods and services to and from sites;
- * Clearly stated expectations in terms of good subdivision design, particularly in terms of roads to vest in Council;
- * Promotion of cycling as a viable form of transportation in urban areas, and as one which can safely co-exist with vehicular traffic;
- * Ensuring that the demand for parking space is borne by the activity that creates the demand, not the roading network;
- * Flexibility in the assessment of the parking provision to take into account the circumstances relating to specific sites;

- * Maintenance of traffic safety.

2.08.6 ANTICIPATED ENVIRONMENTAL RESULTS

The anticipated environmental results are:

- * The maintenance and enhancement of a safe, efficient, environmentally sustainable roading network whose primary function of the movement of vehicles.
- * The safe movement of traffic to and from the roading network.
- * The avoidance or mitigation of adverse effects on the surrounding environment created by the development of large carparks.
- * Avoiding, remedying or mitigating the adverse effects of service vehicle deliveries and loading across the street frontage.

2.09 DESIGNATIONS

2.09.1 OBJECTIVE

- (a) **Ensure that land use, development or subdivision adjacent to designated land avoids, remedies or mitigates all or any adverse environmental effects on those designated areas.**

2.09.2 POLICIES

- (a) To use designations to identify and protect existing and proposed public works or utilities.
- (b) To assess requirements for designations in accordance with section 171 of the Act, in particular the extent to which the designation activity is able to comply with the intent of the performance standards of the underlying zoning, and other relevant sections of the plan.

2.09.3 EXPLANATION OF THE POLICIES

The designation procedures under the Act allow Requiring Authorities to identify land for proposed public works, projects or works. Where a designation is included in the plan, then notwithstanding anything to the contrary in the plan, the requiring authority responsible for the designation may do anything that is in accordance with the designation.

The assessment of Requirements for Designations, for inclusion in the plan, is provided for under section 176 of the Act. It is the Council's intention that in assessing requirements for new designations, particular regard will be given to the extent to which the designation activity is able to comply with the intent of the performance standards of the underlying zoning.

2.09.4 METHODS OF IMPLEMENTATION

The principal methods of implementation are:

- * Requirements for designations by Requiring Authorities
- * Rules relating to the applicability of the performance standards of the underlying zoning where land is not used in accordance with the designated purpose.

2.09.5 REASONS FOR ADOPTING THE OBJECTIVES, POLICIES AND METHODS OF IMPLEMENTATION

The principal reasons for adopting the objectives, policies and methods are:

- * Part VIII of the Act provides the procedures for designations
- * Recognition of the essential nature of most designations and the need for certainty for operators of designations.

2.09.6 ANTICIPATED ENVIRONMENTAL RESULTS

The anticipated environmental results are:

- * Requirements for designations in accordance with the provisions of the Act.
- * The safe and efficient operation of public works, projects and works.

2.10 RESERVES AND PUBLIC RECREATION

2.10.1 OBJECTIVES

- (a) **Recognise and protect significant natural areas as reserves.**
- (b) **Provide for the maintenance and continued enhancement of access to and along the margins of lakes and rivers of recreational, scenic, historic and cultural value.**
- (c) **Maintain and enhance the existing recreation reserves, indoor and outdoor recreation facilities and associated infrastructure.**

2.10.2 POLICIES

- (a) To provide for a régime of esplanade reserves and strips based on the significant rivers and lakes of the District.
- (b) To require reserves to be set aside at the time of subdivision in accordance with the provisions of the Act only where these are adjacent to, or provide a link to existing or identified reserves, or are adjacent to significant rivers and lakes.

- (c) To require esplanade reserves or strips to be created at the time of subdivision in accordance with the Act when allotments of 4 hectares or more are created adjacent to significant rivers and lakes.
- (d) To consider the acquisition of esplanade reserves at the coast, or where development pressure is high and may result in damage to the natural character of the environment including water quality, habitat and visual amenity, and where these can link directly to existing reserves.
- (e) To provide for esplanade strips and negotiated agreements for public access where these are appropriate to give access to, and along, the coast and major waterways in preference to the taking of esplanade reserves.
- (f) To promote public access to the margins of significant rivers and lakes while recognising that restrictions may be necessary to provide for the needs of alternative legislation.
- (g) To identify a Schedule of rivers in the District where esplanade provision may be made at the time of subdivision.
- (h) To retain unformed legal roads where these have the potential to give access to the coast and significant lakes and rivers and areas of scenic value, and to be used for walkway and mountain bike areas.
- (i) To use reserve management plans as a technique to administer, control and manage riparian reserves, including coastal reserves.
- (j) To assess the consistency of resource consent applications against any applicable Reserve Management Plan, including the current Management Plan for Egmont National Park.
- (k) To investigate the feasibility of new walkways from the Puniho Road end to Cape Egmont utilising unformed legal road and negotiated access strips.
- (l) To waive the provision of esplanade reserves and strips in part, or in total, where it can be demonstrated that another formal method of achieving the protection and/or access is available and can be implemented without adverse effect on the environment.
- (m) To require the provision of public open spaces, local purpose reserves or the enhancement of existing natural areas within or adjacent to residential subdivision.
- (n) To develop reserve management plans for the use, development and management of reserves to ensure maximum use of reserve land for the purpose for which it is reserved.
- (o) To integrate the development of public open spaces and natural areas with urban development programmes and community environmental initiatives.

- (p) To provide sites on existing reserves for buildings and structures associated with indoor and outdoor recreation within the framework of reserve management plans.
- (q) To support the development of facilities by community and sporting organisations with the provision of infrastructure such as parking and access, and funds, where appropriate.
- (r) To classify all reserves currently not already classified under the Reserves Act for their main purpose and gazette these accordingly.

2.10.3 EXPLANATION OF THE POLICIES

Financial contributions for reserves and esplanade strips is to be made either at the time of subdivision when new lots are created, or, where subdivision creating new lots has occurred without a financial contribution for reserves, at the time of development.

The policies are based on the identification of significant rivers or lakes along which it is desirable to provide reserves for public access, and to protect the environment. There is flexibility within the provisions of the Act to take either esplanade reserves at the time of subdivision or alternatively to negotiate the provision of esplanade strips. Both of these techniques will be used with a preference for esplanade strips. Voluntary agreements, negotiated with landowners to provide access to esplanade reserves and strips will also be encouraged.

Council may also waive the provision of esplanade reserves or strips in circumstances where it can be demonstrated that another formal method of achieving protection or access can be implemented and achieve the same or similar results.

Esplanade reserves will generally be considered in the coastal environment, or where development pressure is high and damage to the natural character of the surrounding environment is likely to occur.

Unformed legal road will be retained where it has the potential to provide walkway access to the coast and significant waterways and areas or reserves of scenic value, and areas for less formal walking and mountain biking. Linked to this is the potential to provide new walkways from the Puniho Road end to at least Cape Egmont, utilising unformed portions of the Old Coast Road.

Policy relating to public recreation is based on the recognition of the role of public open space and natural areas in maintaining and enhancing the character and amenity values of both rural and urban environments. Council is also a substantial provider of public open space, recreational facilities and associated services. Council will require the provision of open space, or the enhancement of existing natural areas within or adjacent to residential subdivision. The balance of Council's policy is based on enhancing existing reserves and providing the opportunity for users to develop recreational facilities on those reserves.

Rather than include a specific Recreation Zone, Council will manage activities on reserves through Reserve Management Plans and the performance standards and rules of the relevant zone.

It is also important to recognise that there may be circumstances where access along the margins of lakes and rivers needs to be restricted to provide for the needs of alternative legislation. For example, the Defence Act 1990 provides for the restriction of public access to Defence Areas, including areas used for temporary military training activities.

2.10.4 METHODS OF IMPLEMENTATION

The principal methods of implementation are:

- * Rules relating to the circumstances under which esplanade reserves or esplanade strips will be required upon subdivision of land, and environmental performance standards relating to community facilities on reserves.
- * Negotiated agreements or covenants with landowners
- * Financial Contributions;
- * Works and services such as the development of coastal walkways or tracks across esplanade reserves and strips;
- * Associated policy documents such as Reserve Management Plans.
- * Integration of the District Plan and Reserve Management Plans;
- * Identification of existing public access

2.10.5 REASONS FOR ADOPTING THE OBJECTIVES, POLICIES AND METHODS OF IMPLEMENTATION

The principal reasons for adopting the objectives, policies and methods are:

- * Enhancement of public access to the coast and significant waterways.
- * Recognition of the potential for esplanade reserves and strips to contribute to the protection of the natural environment particularly riparian margins and the coast.
- * Ensuring that sufficient public open space is available within residential subdivision to meet the needs of residents and the community.
- * Providing the opportunity for the community to contribute to its social and cultural well-being by establishing community facilities on reserves.

2.10.6 ANTICIPATED ENVIRONMENTAL RESULTS

The anticipated environmental results are:

- * Enhanced protection of the natural character of the margins of rivers, streams and lakes.
- * Enhanced opportunities for people and communities to contribute to their social and cultural well-being through better access to rivers, streams, lakes and coastline, and the recreational values associated with them.
- * An enhanced residential environment with sufficient open space to accommodate the recreational needs of residents, and allow enhancement of existing natural areas.
- * Reserves with the capacity to accommodate community facilities without adverse effects on the surrounding environment.

2.11 FINANCIAL CONTRIBUTIONS

2.11.1 OBJECTIVE

- (a) **Avoidance, remediation and mitigation of adverse effects of development through the provision of utilities and services, reserves and public amenities.**

2.11.2 POLICIES

- (a) To assess contributions in proportion to the effects generated by the development on the total cost of providing utilities, services, reserves and amenities.
- (b) To provide flexibility in the provision of reserve contributions, depending on the feasibility of providing useable recreation space, linkages to existing reserves, esplanade reserves or natural areas.
- (c) To require a financial contribution to compensate for off-site adverse effects generated by the development.
- (d) To require activities which generate unusual heavy vehicle movements to make a financial contribution which assists to avoid, remedy or mitigate the adverse effects of those movements.
- (e) To require applicants to enter into a bond or bonds, as circumstances demand, to ensure that conditions contained within the plan or forming part of a resource consent are complied with, including the following:
- (i) The cost of any public roading improvements;
 - (ii) The cost of land reinstatement, including recontouring and landscaping;

- (iii) The cost of any exterior improvement to a relocated dwelling unit;
- (iv) The cost of any other work of a public nature undertaken privately which is made necessary by any proposed activity, where such cost would otherwise fall on Council if the work was not completed.
- (f) To place a limit on the maximum financial contribution that can be levied on any one activity to 0.5% of the value of the building and fixed plant and machinery.
- (g) To identify the rural road capabilities and standards in the district and develop an appropriate management regime to maintain, upgrade and enhance these.

2.11.3 EXPLANATION OF THE POLICIES

Development can place a significant strain on existing physical resources (utility networks, reserves and public amenities). The contribution that developers should make towards the avoidance, remediation or mitigation of those adverse effects should be in proportion to the effect generated.

The Plan places a requirement for developers, in most cases, to meet the full and actual costs of extensions and connections to the existing reticulation network. Council does not levy for a proportion of the headworks costs.

There is flexibility in the provision of reserve contributions to take into account variations from site to site, particularly the ability to connect to existing reserves or to create access to the margins of waterways and other natural areas. In urban residential subdivision there is also a threshold figure for the provision of land so that a realistic area can be provided. In lieu of land, cash can be provided for the enhancement of reserves in the vicinity.

Flexibility in the provision of financial contributions for parking is provided particularly where voluntary provision is made for the retention of historic buildings within the Defined Pedestrian area of commercial centres. Within these areas financial contributions are required to enable the Council to provide adequate off-street public carparks.

Where an activity generates an unusual volume of heavy vehicle movements Council may require a contribution to assist in the avoidance, remediation or mitigation of the adverse effects of those movements on the roading network and adjacent activities.

A rural road capability study of the district's roading network has not yet been undertaken but will be at the earliest opportunity. This study will identify the standards and carrying capacity of such roads, the extent to which upgrading is required and the mechanisms to facilitate such works. After completion of this assessment, the results will be included in the district plan as the basis for circumstances where the Council may require roading contributions from activities generating unusual heavy traffic.

A limit is placed on the maximum financial contribution that can be levied on any one activity. This is set at a level presently based on the provisions of the Local Government Act 1974 and relates to the development of buildings, plant and machinery.

2.11.4 METHODS OF IMPLEMENTATION

The principal method of implementation is:

Rules in the District Plan providing for a contribution in the form of land, money, works and services, or a combination of these.

2.11.5 REASONS FOR ADOPTING THE OBJECTIVE, POLICIES AND METHODS

The principal reasons for adopting the objective, policies and methods are:

- * Ensuring that development is responsible for avoidance, remediation or mitigation of adverse effects on utility services and the roading network.
- * Giving certainty to developers in terms of the contributions required and the circumstances in which they are required.

2.11.6 ANTICIPATED ENVIRONMENTAL RESULTS

The anticipated environmental results are:

- * Sustainable development that does not place undue strain on the capacity of services.
- * Adequate open space in and around development and the enhancement of amenity values.
- * Reduction in the potential for adverse off-site effects from development.